



Hurfords

Fawn House Ivatt Close, Bourne Freehold: £650,000

Key Features



- Underfloor Heating Throughout The Ground Floor
- Bi-folding Doors From The Open Plan Kitchen/Dining/ Sitting Room To The Garden
- Master Suite With Walk In Dressing Room And En-suite
- Oak Staircase Adding Warmth And Character To The Home

- High-Quality UPVC Double-Glazed

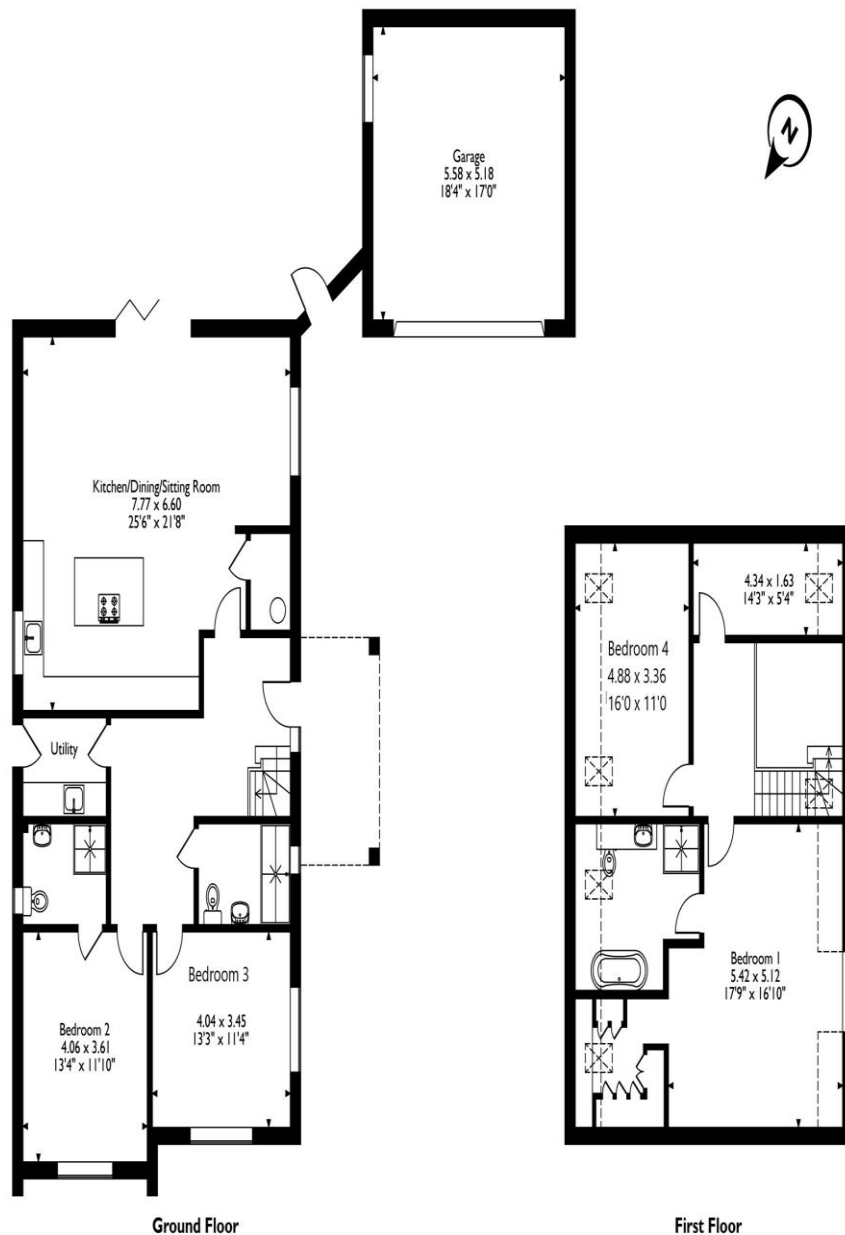
Accommodation:
Windows

Fawn House boasts light-filled, versatile living spaces, starting with a grand entrance hall that invites you into the heart of the home. The highlight of the ground floor is the expansive open-plan kitchen, dining, and living area, featuring a vaulted ceiling that enhances the sense of space and airiness. This area is perfect for both family living and entertaining, with bi-folding doors that seamlessly connect the indoors with the south facing garden. The modern kitchen is fully equipped with top-of-the-line Magnet fittings, including AEG appliances. The kitchen also features luxurious touches such as a Quooker boiling/sparkling/still tap, a Belfast sink, wine cooler, warming drawer and elegant stone worktops.

The ground floor further includes a practical utility room and two generous double bedrooms , one of



Ivatt Close, Bourne, Lincolnshire
 Approximate Gross Internal Area
 Main House = 179 Sq M/1927 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 208 Sq M/2239 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

which benefits from an en-suite. A family bathroom, finished to a high standard with Wave products, including a large walk-in shower, serves the second bedroom.

Ascending the bespoke oak staircase, you'll find the master suite, a private retreat that includes a spacious bedroom, a dressing room, and a luxurious en-suite bathroom. The first floor also houses the fourth bedroom, which offers flexibility as either a home office, or nursery.

Exterior:

Fawn House is set on a generous plot, with large, south-facing gardens that provide a tranquil outdoor space. The property also benefits from off-road parking on a private driveway, along with a detached double garage with electric vehicle charging point, providing ample space for vehicles and storage.

Location:

Situated in the desirable market town of Bourne, Fawn House enjoys a prime location close to the borders of South Lincolnshire, Cambridgeshire, and Rutland. The town is just 16 miles north of Peterborough, which offers fast and frequent rail services to London Kings Cross, making it an ideal location for commuters. Bourne itself is well-served with a wide range of amenities, including supermarkets, retailers, local businesses, and a leisure centre with swimming pools. The area is renowned for its excellent schooling options, including a renowned grammar school, making it a

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 Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH, Cambridgeshire , PE5 7DH

 stamford@hurford.co.uk

 www.hurford.co.uk



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