



Coggles Causeway, Bourne
£390,000 **Freehold**

QUENTIN
MARKS



Key Features



- Split Level Family Home
- 4 Double Bedrooms
- Lounge With Woodburner
- Kitchen With Island Unit
- Breakfast Room

Centrally located and just a short walk from Bourne's Town Centre, this deceptively spacious detached family home with 4 double bedrooms offers distinctive split-level accommodation arranged over three floors. Designed to maximise space and natural light, the layout provides versatile living ideal for modern family life.

Upon entering through the main hallway, stairs lead both down to the lower ground floor and up to the first floor. The entry level features a generous lounge with a wood-burning stove and patio doors opening directly onto the level, south-facing rear garden-perfect for relaxing or entertaining.

The spacious kitchen also enjoys direct garden access via French doors and includes an island unit



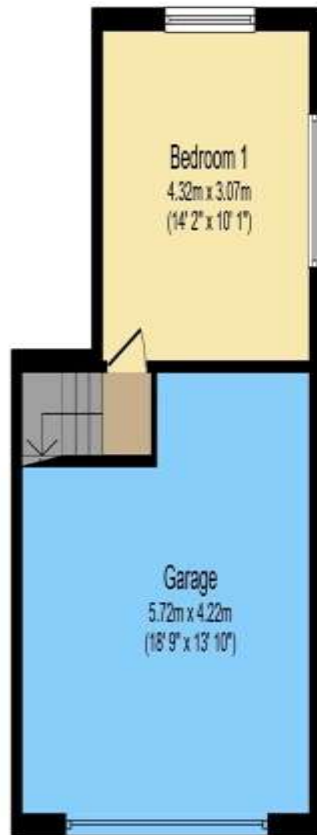
with an integrated sink and dishwasher. Ample base and eye-level units provide extensive storage, and there is a hob and eye level double oven. Off the kitchen will be found a breakfast room and door to the garden. A separate utility room adjoins the kitchen and leads to a recently refitted ground-floor WC, complete with built-in storage.

On the lower ground floor is a large double bedroom, ideally situated for comfort during warmer months due to its semi-underground positioning.

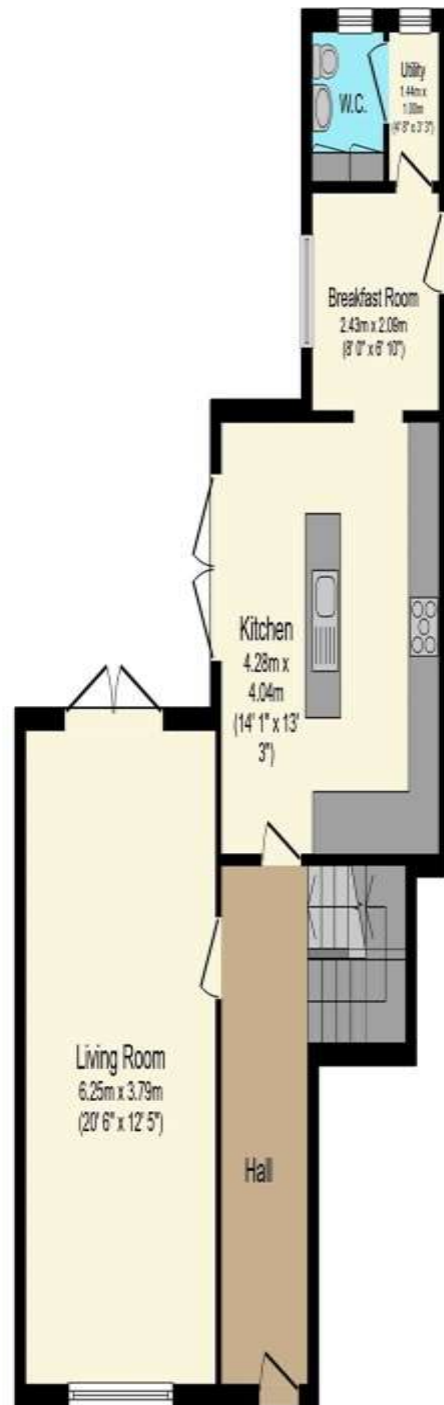
Upstairs, the first floor offers three further double bedrooms and a modern refitted family bathroom with both a bath and separate shower. The vendor advises there is an adjacent room next to the master bedroom-currently inaccessible but featuring a window-which presents the potential to create an ensuite, subject to appropriate works.

Additional features include a large double garage, gas central heating, and a private, south-facing rear garden. Offering flexible living space and a highly convenient location, this unique property must be viewed to be fully appreciated.





Lower Ground Floor



Ground Floor



First Floor

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INFORMATION



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