



Austerby, Bourne

Guide Price £475,000 - £500,000 **Freehold**

QUENTIN
MARKS



Key Features



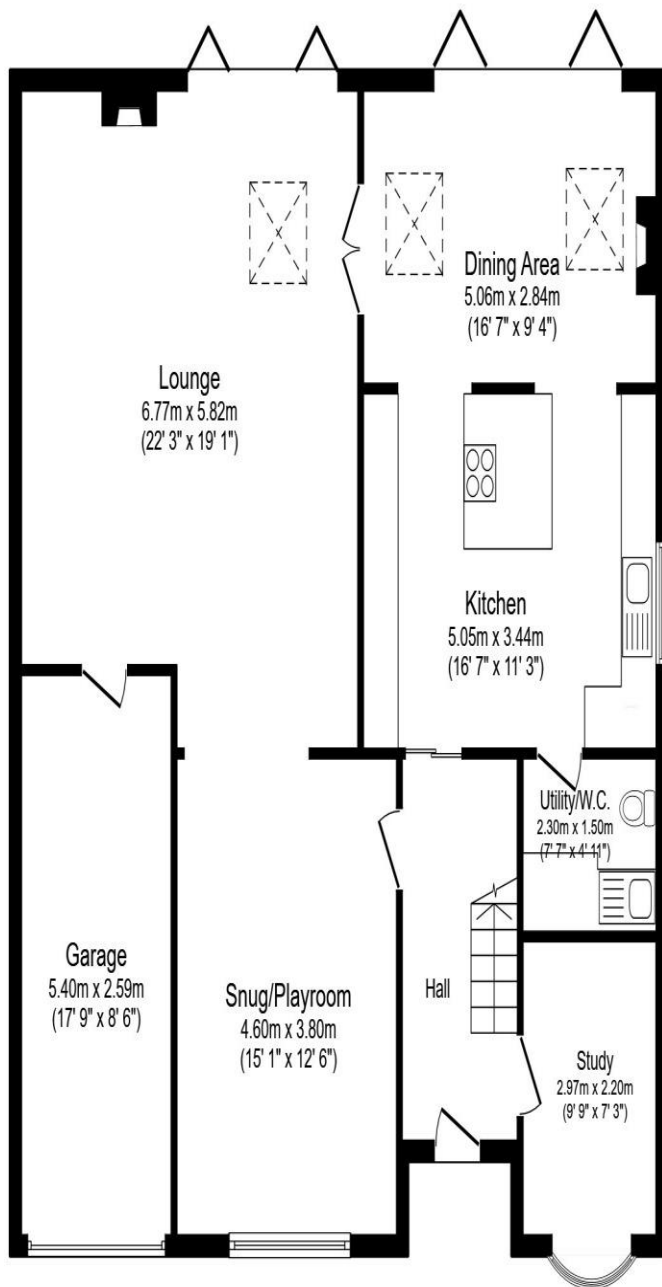
- Large Family Home
- 4 Bedrooms
- Refitted Ensuite
- Refitted Bathroom
- Fantastically Appointed Kitchen

Conveniently situated close to Bourne town centre, this beautifully presented detached family home offers far more space than first appears, thanks to a large rear extension.

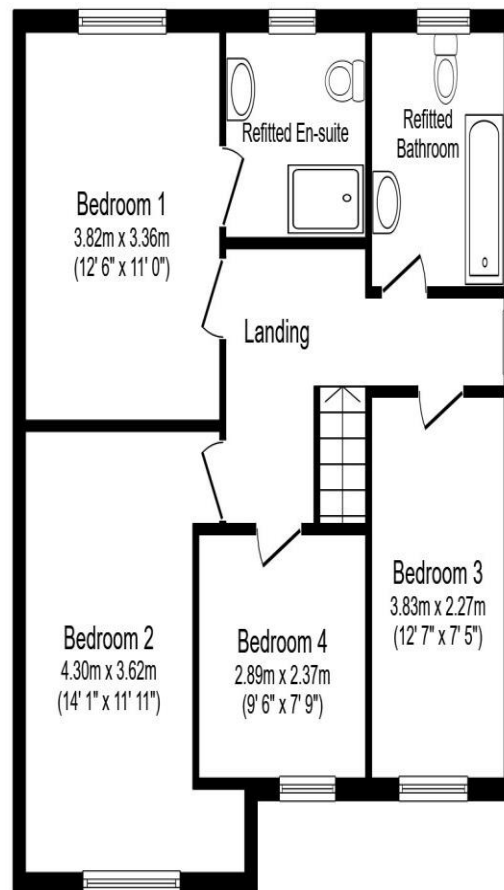
On the ground floor, there is a stunning kitchen fitted with an extensive range of units and high-quality appliances, including an integrated dishwasher, twin eye-level ovens, and a built-in microwave. The kitchen opens onto a spacious dining room featuring a vaulted ceiling with Velux windows and bi-fold doors across the rear, allowing in plenty of natural light. A wood-burning stove set within a feature fireplace adds warmth and character to this impressive space.

Double doors lead from the dining room into the large living room, which also benefits from bi-fold doors to the rear garden and a second wood burner. From here there is an opening into a family room/playroom positioned at the front of the property, offering excellent flexibility.





Ground Floor



First Floor

Completing the ground floor is a utility room/WC and a useful Home Office/Study at the front of the house - ideal for modern home working.

Upstairs, there are four well-proportioned bedrooms. The master bedroom features a refitted en-suite shower room, while the family bathroom has also been beautifully refurbished in a contemporary style.

Outside, the property offers a large driveway providing off-road parking for several vehicles, leading to the garage which has the benefit of an electric roller door. The rear garden includes a paved patio area, with the remainder mainly laid to lawn with planted borders. The garden enjoys a predominantly south-facing aspect, making it perfect for outdoor entertaining and family living.

Kitchen 5.05m x 3.44m
 Dining Area 5.06m x 2.84m
 Utility Room 2.3m x 1.5m
 Lounge 6.77m (max) x 5.82m (max)
 Snug / Playroom 4.6m x 3.8m
 Study 2.97m x 2.0m
 Bedroom 1 3.82m x 3.36m
 Bedroom 2 3.62m (max) x 4.3m
 Bedroom 3 3.83m x 2.27m
 Bedroom 4 2.89m x 2.37m

To view this property call Quentin Marks on:
01778 391600

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 sales@quentinmarks.co.uk

 www.quentinmarks.co.uk



SCAN FOR MORE
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100508 - 0003

