



52 Viking Way, Bourne, PE100HX

 **NEWTON FALLOWELL**



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## Key Features

- Detached Family Home
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- En-Suite, Bathroom and Downstairs WC
- Enclosed Rear Garden
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- Spacious Conservatory Leading to Rear Garden
- EPC Rating D
- Freehold

Guide Price £350,000 - £375,000







Located in the sought-after village of Thurlby, this beautifully presented FOUR BEDROOM detached home offers spacious and versatile living accommodation throughout. Set on a popular residential development, the property is ideal for families or those looking for modern village living. With four bedrooms, three reception rooms, a kitchen, bathroom, and en-suite, plus ample driveway parking, this home is a must see.

Upon entering, you are welcomed by a spacious entrance hall. To the right is the bright and airy lounge featuring a large bay window, while directly opposite sits the downstairs W.C. At the rear of the hall, the space opens into the dining room which leads to a kitchen, fitted with wooden cabinetry, a sink with mixer tap, extractor fan, built-in oven, and space for a freestanding fridge. Off the kitchen is a useful utility room providing additional cabinet storage, worktop space, and room for further freestanding appliances. The dining area, open into the conservatory which is perfect for entertaining the family and friends with patio doors that lead directly to the private rear garden.

Upstairs, the first floor landing leads to four generously sized bedrooms. The principal bedroom boasts a stylish en-suite shower room and a built-in wardrobe. The remaining bedrooms are served by a modern family bathroom complete with a bath and overhead shower, finished to a contemporary standard.

Externally, the property benefits from ample off-road parking to the front via a private driveway leading to a garage. The rear garden is fully enclosed and offers a good degree of privacy, featuring a well-maintained lawn and gravelled seating area ideal for outdoor entertaining.







Entrance Hall

Lounge 4.02m x 4.33m (13'2" x 14'2")

Dining Room 2.86m x 3.85m (9'5" x 12'7")

Kitchen 2.92m x 2.84m (9'7" x 9'4")

Downstairs WC 1.78m x 0.94m (5'10" x 3'1")

Utility Room 1.52m x 1.81m (5'0" x 5'11")

Conservatory 10.1m x 20m (33'1" x 65'7")

Landing

Principal Bedroom 3.52m x 3.37m (11'6" x 11'1")

En-suite 1.15m x 1.76m (3'10" x 5'10")

Bedroom Two 2.97m x 2.76m (9'8" x 9'1")

Bedroom Three 2.84m x 1.93m (9'4" x 6'4")

Bedroom Four 1.97m x 2.41m (6'6" x 7'11")

Bathroom 1.77m x 1.91m (5'10" x 6'4")

Garage 5.21m x 2.75m (17'1" x 9'0")

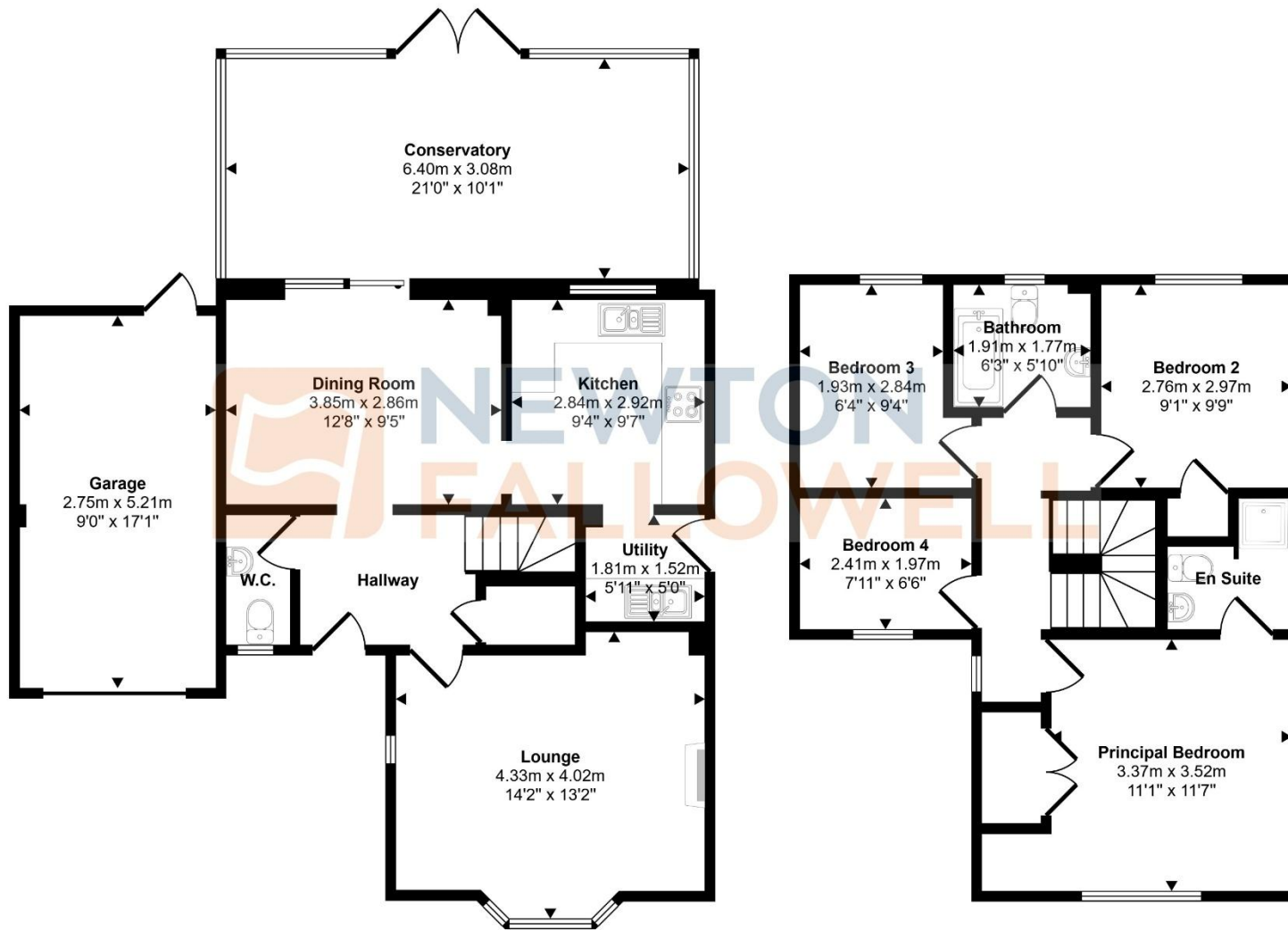








Approx Gross Internal Area  
134 sq m / 1446 sq ft



Ground Floor  
Approx 85 sq m / 913 sq ft

First Floor  
Approx 50 sq m / 533 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: D

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



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