



20 Victoria Place, Bourne, PE10 9LJ

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Detached Victorian Family Home
- Four Bedrooms
- Characterful Original Features
- Three Reception Rooms
- Period Property
- Wood-burner
- Town Centre Location
- South Facing Garden
- EPC Rating D
- Freehold

£325,000





Situated just a short walk from the centre of the historic market town of Bourne, this characterful Victorian detached 4 bedroom home features fantastic proportioned rooms and period correct features from when the home was built in 1880. Blending these original features with modern touches the home boasts 3 reception rooms, 4 bedrooms with a recently refurbished bathroom and well thought out kitchen and utility space.



Walking through a period correct front door you are greeted with a spacious entrance hall with reception rooms either side. On the left is a 23ft lounge with rear bay window and an exposed brick fire place with recent, working log burner. To the right of the hallway is another reception room with further seating, gas fireplace and marble surround. To the end of the hallway is the door into the dining room with utility room off the generous space and kitchen as you walk through. The dining room also has a door leading to the generous and well maintained garden. Just off to the rear of the kitchen there is a downstairs WC and another door leading to the garden.



Back through the dining room are the stairs with a generous landing through to the bedrooms and family bathroom. To the left is the large main bedroom which is beautifully decorated and opposite is another well proportioned second bedroom with outlook to the front of the property. At the rear of the landing is another double bedroom and a single bedroom with the outlook onto the beautiful rear garden. The family bathroom has been tastefully modernised with a classic twist which features a shower over bath, fully tiled wall, WC and washbasin.

Heading outside to the private rear garden with minimal overlook from the neighbours, features a large immediate patio area with further seating areas around the garden. There is access from the front of

the property into the rear garden by a secure gate and then a further space at the other side of the property.

This beautiful home has a vast history from when it was initially built in 1880 - previously being a butchers and a post office and having the benefits of living a short walk from the town centre and well considered schools.

Lounge 7.04m x 3.99m (23'1" x 13'1")

Family Room 3.67m x 3.65m (12'0" x 12'0")

Dining Room 3.99m x 2.86m (13'1" x 9'5")

Kitchen 3.77m x 3.2m (12'5" x 10'6")

Utility Room 2.86m x 1.39m (9'5" x 4'7")

Downstairs WC 1.53m x 1.16m (5'0" x 3'10")

Principle Bedroom 4m x 3.99m (13'1" x 13'1")

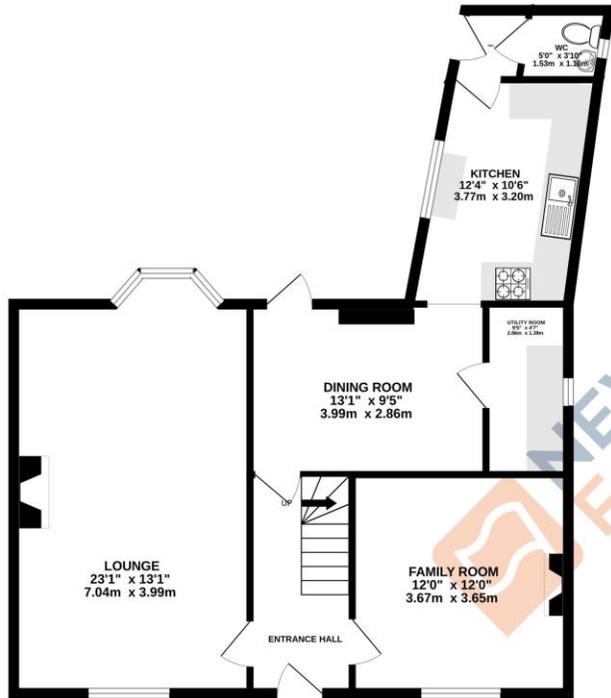
Bedroom 2 3.65m x 3.63m (12'0" x 11'11")

Bedroom 3 3.99m x 2.71m (13'1" x 8'11")

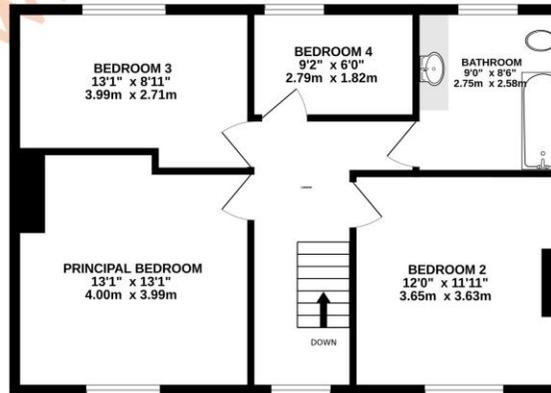
Bedroom 4 2.79m x 1.82m (9'2" x 6'0")

Bathroom 2.75m x 2.58m (9'0" x 8'6")

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.