

14 Lavender Way, Bourne

£370,000

NEWTON FALLOWELL

14 Lavender Way

Bourne

NO ONWARD CHAIN! Set in a very popular area of Bourne, just off from Beech Avenue in a cul-de-sac sits this spacious FOUR BEDROOM detached family home on a large corner plot which features dining room, utility room and a garage. Also benefiting from an en-suite to the main bedroom, a downstairs W.C and storage throughout the property and is offered with no onward chain. The accommodation downstairs comprises of entrance hall, lounge, dining room, kitchen, utility and downstairs W.C. The large lounge features dual aspect windows with a bay window to the side allowing for a large amount of natural light to flow into the room. To the right side as you enter, the dining room allows entrance to the garden through patio doors and again with dual aspect resulting in another bright room. The kitchen at the rear of the property benefits from having ample storage and space overlooks the private garden with entry into the useful utility room with separate sink and door leading to the large driveway. Just off from the utility space is a useful and modern downstairs W.C.

The first floor landing separates FOUR double bedrooms, storage and family bathroom. The main bedroom boasting a bright en-suite bathroom with windows either side allowing for further natural light to enter and with a shower over bath.

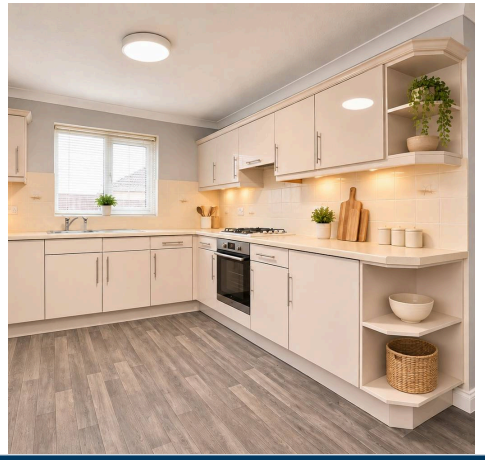
The further THREE bedrooms are bright and neutral with bedroom two benefiting from the dual aspect windows and bedroom four gaining access to the storage space/airing cupboard. All bedrooms are bright and neutral. The family bathroom is well presented with a shower over bath and a window to the rear of the property.

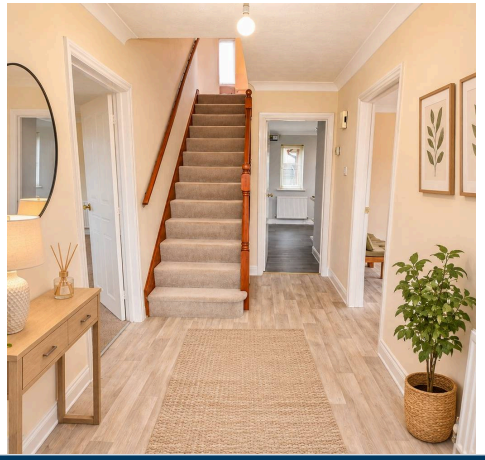
Outside there is gravelled driveway to the side aspect for multiple vehicles, leading to a garage. The generous garden which is not overlooked, benefits from having storage to the side of the garage and gravelled area around the perimeter of the grass.

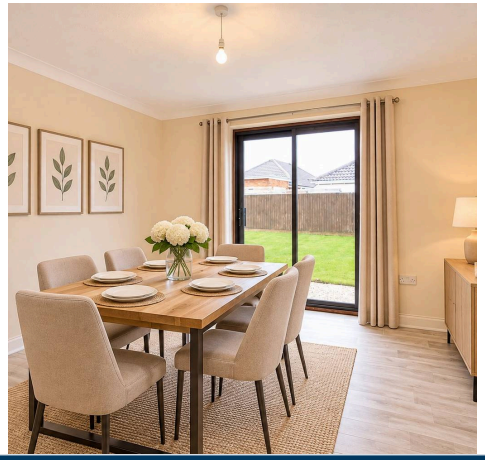
Council Tax band: D

Tenure: Freehold















Entrance Hall
13' 7" x 6' 6" (4.15m x 1.97m)

Living Room
13' 4" x 15' 3" (4.07m x 4.65m)

Dining Room
11' 0" x 9' 8" (3.35m x 2.95m)

Kitchen
13' 2" x 9' 9" (4.01m x 2.96m)

Utility Room
10' 4" x 5' 5" (3.14m x 1.66m)

W.C
5' 6" x 4' 10" (1.67m x 1.47m)

Landing

Bedroom One
11' 0" x 13' 5" (3.35m x 4.08m)

En-Suite
6' 6" x 9' 1" (1.98m x 2.77m)

Bedroom Two
12' 1" x 11' 10" (3.68m x 3.61m)

Bedroom Three
9' 10" x 10' 0" (3.00m x 3.04m)

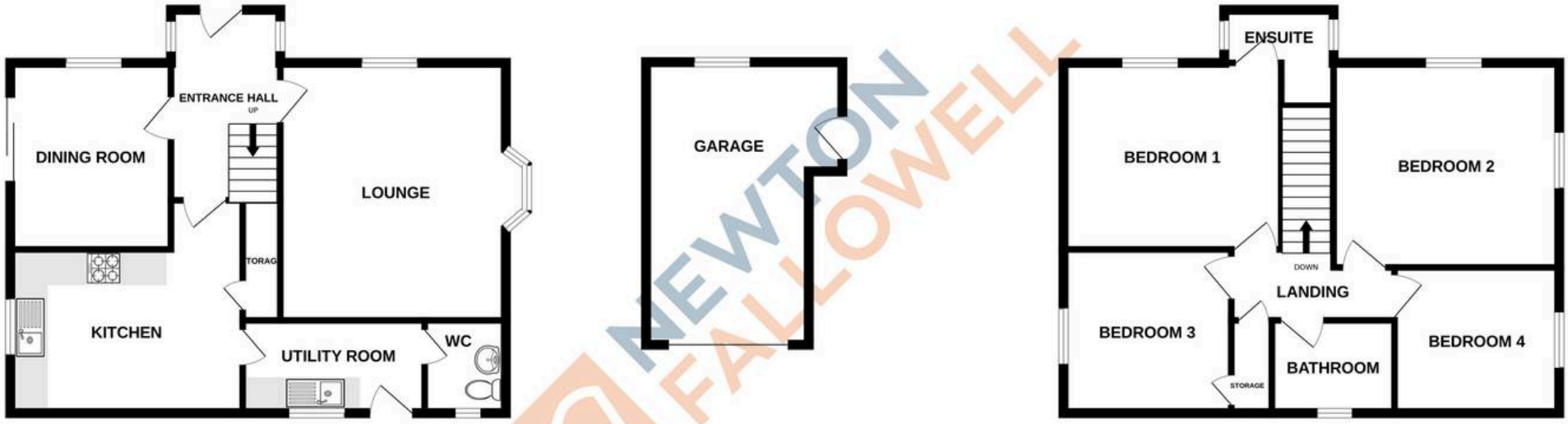
Bedroom Four
8' 11" x 8' 10" (2.71m x 2.69m)

Bathroom
6' 7" x 5' 5" (2.00m x 1.66m)

Agent note
Some images have been enhanced via AI which differ to the property which is vacant. These enhancements include staged furniture and colour schemes.

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.

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



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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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