



37 Main Road, Bourne, PE10 0TL

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- FOUR DOUBLE BEDROOMS
- DETACHED MODERN BUILD
- 30ft Kitchen/Diner
- Two Reception Rooms
- Downstairs Underfloor Heating
- Bathroom, En-Suite and Downstairs W.C
- Field Views
- No Onward Chain
- EPC Rating C
- Freehold

£675,000





NO ONWARD CHAIN! Situated in a quiet rural location in a village to the north of the market town of Bourne is this high standard detached new built family home. Finished to a high standard and featuring a 30FT Kitchen/Diner, field views and **FOUR DOUBLE BEDROOMS**, this rare opportunity to purchase a private and substantial home is offered from the owner.

As you enter the property from the main road in Dowsby, a large driveway and private frontage and beautiful the facade of the home appears with garage to the right side. Walking through the front door you are greeted with a large entrance hall with underfloor heating throughout the entire downstairs living with a study to the right and formal living room and dual aspect windows allowing an abundance of natural light to flow into the room.

Walking through into the rear of the property you are greeted with a large and well finished kitchen/diner/family area. The incredible bi-fold doors open out into the garden allowing for a flawless flow between internal and external space and opening up the area even further. The kitchen allows for a large amount of storage and has built in appliances. To the side of the kitchen is a useful utility area with a door leading into the garage and further door into the garden again.



As you head upstairs you are greeted with a spacious landing allowing access to the family bathroom and **FOUR** double bedrooms. The principal suite includes outlook onto the garden and field views with vaulted ceilings and an en-suite. The en-suite includes a large double width shower with modern fittings. Bedrooms two, three and four are all well thought out and spacious bedrooms not compromising on the space the property allows. with their own views out onto the private gardens and bedroom two featuring the same field views as the principal bedroom making this peaceful area even more inviting. The family bathroom is a



four piece modern and spacious area with double shower cubicle and bath.

There is access to the side of the garage to the garden with an electric car charger. The well proportioned garden is private and has the outlook over the fields. This is an exceptional property with an abundance of space, upstairs and downstairs and an opportunity to purchase a property finished to a high standard.

Hallway

Study 3.78m x 2.7m (12'5" x 8'11")

Lounge 5.85m x 3.67m (19'2" x 12'0")

W.C 2.71m x 1.14m (8'11" x 3'8")

Kitchen/Diner 9.24m x 4.78m (30'4" x 15'8")

Utility Room 4.39m x 1.88m (14'5" x 6'2")

Garage 4.84m x 4.58m (15'11" x 15'0")

Landing 5.87m x 2.74m (19'4" x 9'0")

Bedroom One 4.53m x 3.98m (14'11" x 13'1")

En-Suite 2.83m x 1.6m (9'4" x 5'2")

Bedroom Two 4.56m x 3.98m (15'0" x 13'1")

Bedroom Three 4.01m x 3.27m (13'2" x 10'8")

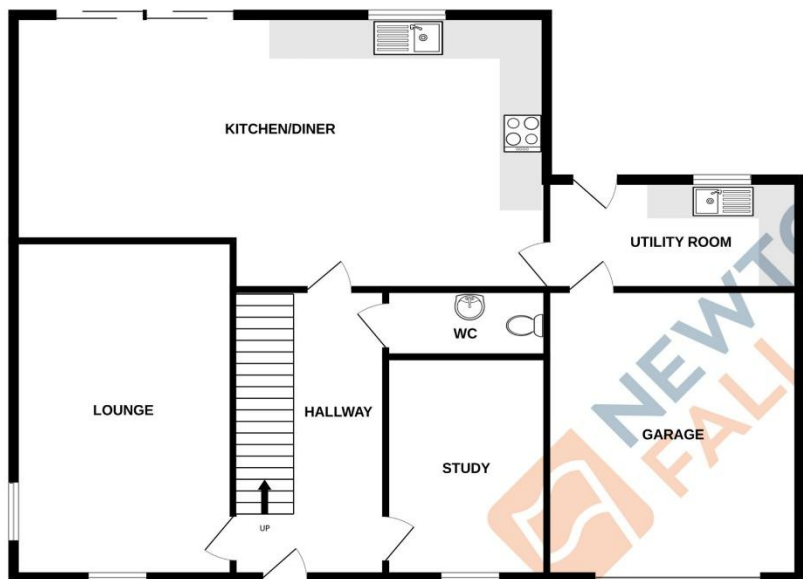
Bedroom Four 3.71m x 3.61m (12'2" x 11'10")

Bathroom 3.15m x 2.1m (10'4" x 6'11")

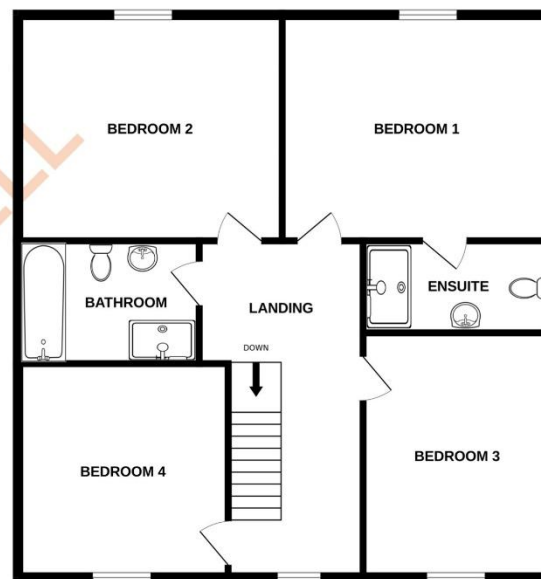




GROUND FLOOR
1301 sq.ft. (120.8 sq.m.) approx.



1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2275 sq.ft. (211.3 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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: TBC

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 £62 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.