



14 Swift Way, Thurlby
£375,000

 **NEWTON FALLOWELL**

14 Swift Way

Thurlby, Bourne

This impressive four bedroom detached home is situated in the sought-after village of Thurlby, offering a blend of contemporary living and versatile spaces ideal for families. The property boasts a substantial extension to the rear, creating a stunning open plan kitchen, dining, and family room that forms the heart of the home. Three reception rooms provide flexibility for entertaining, relaxing, or working from home, while a separate utility room and convenient downstairs W.C. add practicality to the layout. Upstairs, four well-proportioned bedrooms include a principal suite with an en-suite shower room, complemented by a stylish family bathroom. The property also benefits from a garage with an electric door, providing secure parking and additional storage.

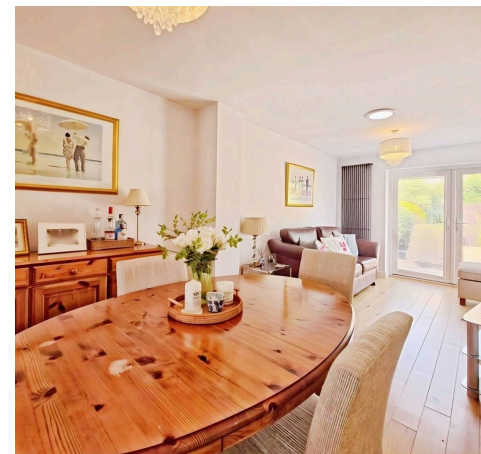
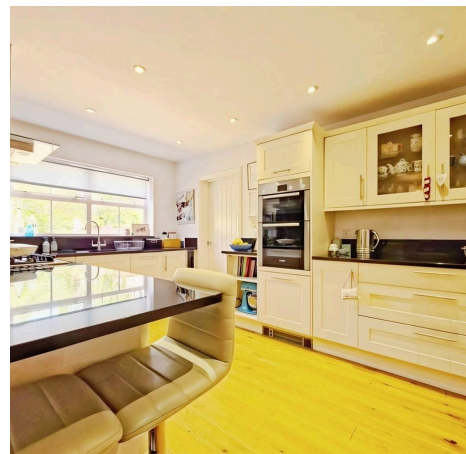
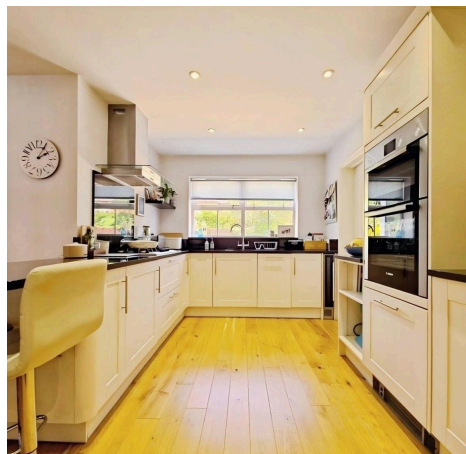
The private rear garden is thoughtfully designed for both relaxation and recreation, featuring a well-maintained lawn and a spacious patio area perfect for outdoor dining or entertaining guests. Mature borders offer privacy and a pleasant outlook, while the garden's orientation ensures plenty of natural light throughout the day. The property is set back from the road in a desirable Thurlby location, with a driveway providing ample off-road parking in addition to the garage. This attractive home combines generous indoor accommodation with appealing outside space, making it a superb opportunity for those seeking a modern family lifestyle in a peaceful village setting. Early viewing is highly recommended to appreciate all this property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Living room

12' 2" x 12' 1" (3.72m x 3.69m)

WC

5' 1" x 3' 1" (1.55m x 0.93m)

Kitchen

14' 10" x 8' 6" (4.51m x 2.59m)

Utility room

8' 10" x 5' 0" (2.69m x 1.53m)

Dining Area

20' 1" x 7' 8" (6.13m x 2.33m)

Family area

10' 3" x 8' 10" (3.13m x 2.70m)

Garage

16' 7" x 7' 9" (5.05m x 2.35m)

Electric door

Bedroom 1

10' 1" x 11' 9" (3.07m x 3.57m)

En-Suite

8' 0" x 4' 6" (2.45m x 1.36m)

Bedroom 2

11' 1" x 8' 5" (3.38m x 2.57m)

Bedroom 3

16' 7" x 7' 7" (5.05m x 2.32m)

Bedroom 4

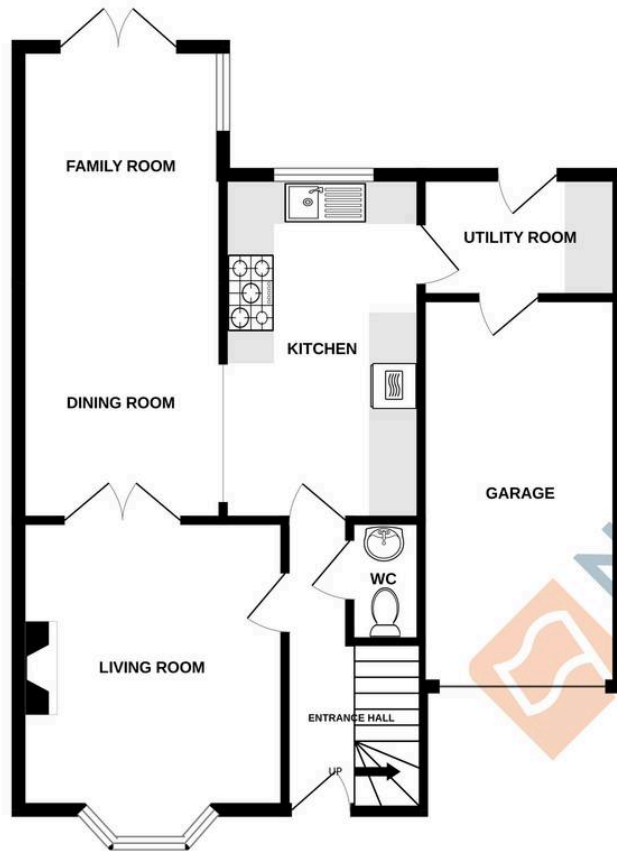
7' 11" x 7' 9" (2.42m x 2.37m)

Bathroom

5' 3" x 8' 1" (1.61m x 2.47m)



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



FIRST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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Newton Fallowell - Bourne

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