



34 Templeman Drive, Carlby, PE9 4NQ

 **NEWTON FALLOWELL**

5 3 4

Key Features

- Beautifully Presented Detached Home
- FIVE BEDROOMS
- Four Reception Rooms
- Four Piece Family Bathroom and Downstairs WC
- Two En-suite to Two Main Bedrooms
- Off Road Parking Leading to a Double Garage
- Private Rear Garden
- EPC Rating TBC
- Freehold

£575,000





Newton Fallowell is delighted to present this exceptional five-bedroom detached residence, ideally positioned within a quiet and highly sought-after cul-de-sac setting. Offering an abundance of space both inside and out, this impressive home is perfectly suited to modern family living, combining generous accommodation, high-quality finishes, and a peaceful yet well-connected location.

Upon entering the property, you are welcomed by a spacious and inviting entrance hall, setting the tone for the well-presented interiors throughout. The ground floor provides a superb range of versatile living spaces, including a bright and comfortable lounge, enhanced by a charming log burner that creates a warm and cosy focal point. There is also a separate dining room, along with a dedicated study, perfectly suited for those working from home or requiring a quiet retreat.

At the heart of the home lies the impressive kitchen/breakfast room, thoughtfully designed to offer both style and functionality. This space is fitted with high-quality granite worktops, an induction hob with a Rangemaster cooker, and a built-in dishwasher. The kitchen also offers ample space for informal dining. Complementing this area is a practical utility room, offering additional storage and laundry facilities, while a bright conservatory to the rear provides a relaxing space to enjoy views over the garden throughout the year.

To the first floor, the property continues to impress with five well-proportioned bedrooms, each offering comfortable accommodation for family members or guests. The principal bedroom benefits from its own ensuite shower room, creating a private sanctuary, while bedroom two also enjoys the convenience of an additional ensuite. The remaining bedrooms are served by a modern and well-appointed four piece family bathroom.

Externally, the property is equally appealing. A detached double garage with an electric door provides secure parking and excellent storage space, while the driveway offers ample additional off-road parking for multiple vehicles. The surrounding setting enhances the sense of privacy and tranquillity, making this an ideal home for families seeking both space and a peaceful environment.

This outstanding property successfully combines generous living space, practical design, and a desirable location, making it a superb opportunity for buyers looking to enjoy village-style living with excellent access to local amenities and transport links.





Entrance Hall 3.39m x 4.6m (11'1" x 15'1")

Lounge 7.05m x 3.74m (23'1" x 12'4")

Dining Room 3.29m x 3.63m (10'10" x 11'11")

Study 2.71m x 2.69m (8'11" x 8'10")

Kitchen/Breakfast Room 4.3m x 7.34m (14'1" x 24'1")

Conservatory 3.58m x 3.52m (11'8" x 11'6")

Utility Room 1.59m x 2.64m (5'2" x 8'8")

Downstairs WC 1.69m x 1.38m (5'6" x 4'6")

Landing

Principal Bedroom 5.33m x 3.36m (17'6" x 11'0")

En-suite 2.28m x 1.7m (7'6" x 5'7")

Bedroom Two 3.66m x 3.66m (12'0" x 12'0")

En-suite

Bedroom Three 2.9m x 3.66m (9'6" x 12'0")

Bedroom Four 2.69m x 2.81m (8'10" x 9'2")

Bedroom Five 2.71m x 2.8m (8'11" x 9'2")

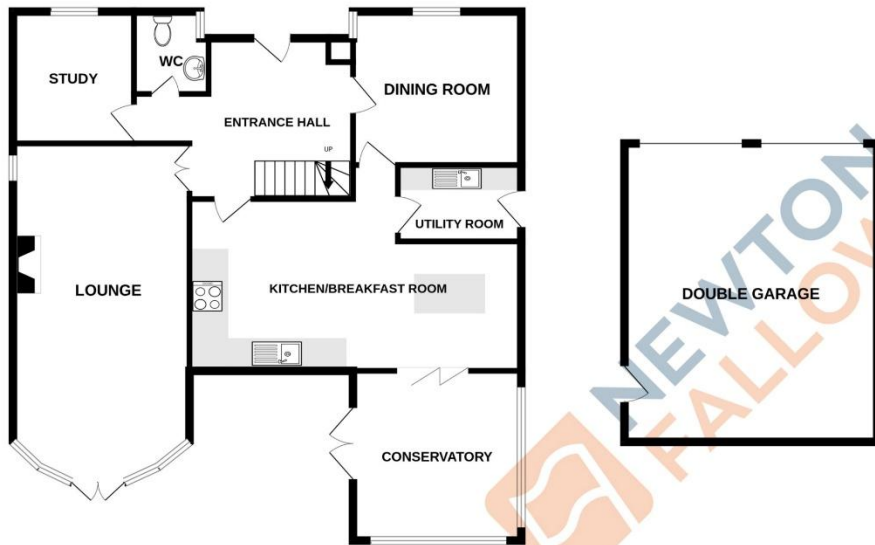
Bathroom 1.86m x 2.53m (6'1" x 8'4")

Double Garage

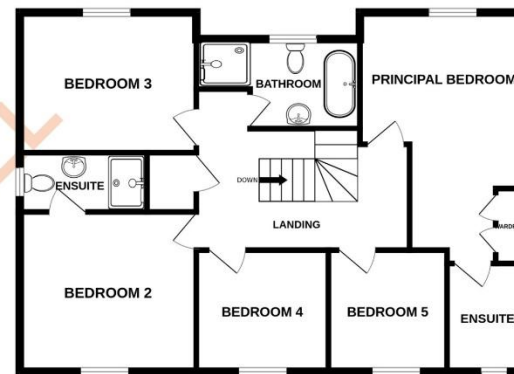




GROUND FLOOR
1432 sq.ft. (133.0 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 2287 sq.ft. (212.4 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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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: F

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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