



5 Kesteven Way, Bourne

In Excess of £340,000

 **NEWTON FALLOWELL**

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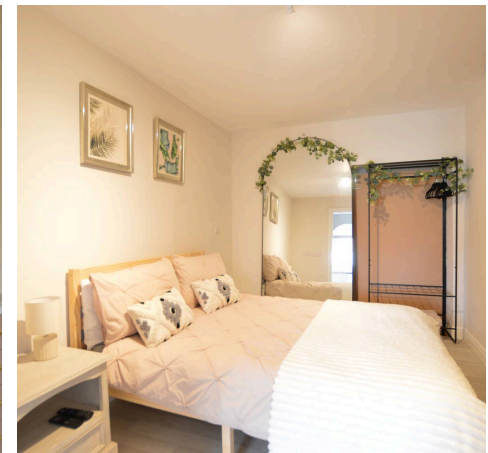
Bourne

Situated just a short walk from the centre of the historic market town of Bourne, this immaculately presented detached 4 bedroom home features fantastic proportioned rooms with additional living space downstairs. This home boasts 3 reception rooms, 4 bedrooms with a recently refurbished bathroom and en-suite as well as off road parking to the front.

Walking into the entrance hall you have a generous living room with bay window and under-stairs storage. Walking through the lounge is the door into the kitchen/diner with added bonus of a conservatory. The dining area also has a door leading to a utility room with separate shower room and also an additional reception room with entry out into the side access of the property.

The generously proportioned bedrooms are an added bonus to the property with having 3 doubles and a single bedroom, ideal for family living. The principle bedroom features a recently updated en-suite with shower and the main bathroom follows on with being recently updated with 3 piece suite and shower over bath.

Heading outside to the private rear garden which features 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 along the left side of the property.





Entrance Hall
62' 11" x 5' 6" (192.00m x 1.68m)

Living Room
16' 11" x 12' 11" (5.15m x 3.93m)

Kitchen/Diner
16' 3" x 8' 7" (4.96m x 2.61m)

Utility Room
6' 9" x 6' 8" (2.05m x 2.04m)

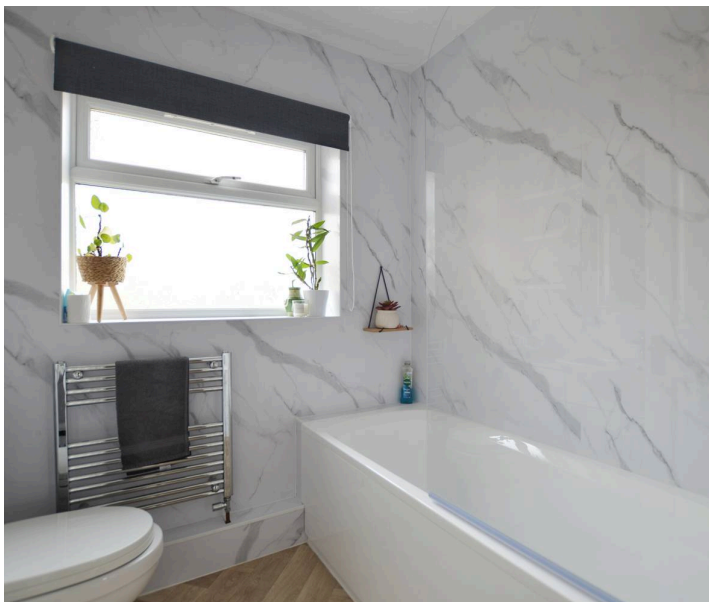
Shower Room
6' 8" x 2' 9" (2.04m x 0.84m)

Family Room
11' 1" x 8' 4" (3.37m x 2.55m)

Conservatory
10' 8" x 8' 4" (3.24m x 2.55m)

Landing
10' 10" x 8' 11" (3.31m x 2.73m)

Bedroom One
14' 0" x 9' 8" (4.27m x 2.94m)



En-Suite
5' 4" x 6' 2" (1.62m x 1.89m)

Bedroom Two
9' 4" x 11' 2" (2.84m x 3.41m)

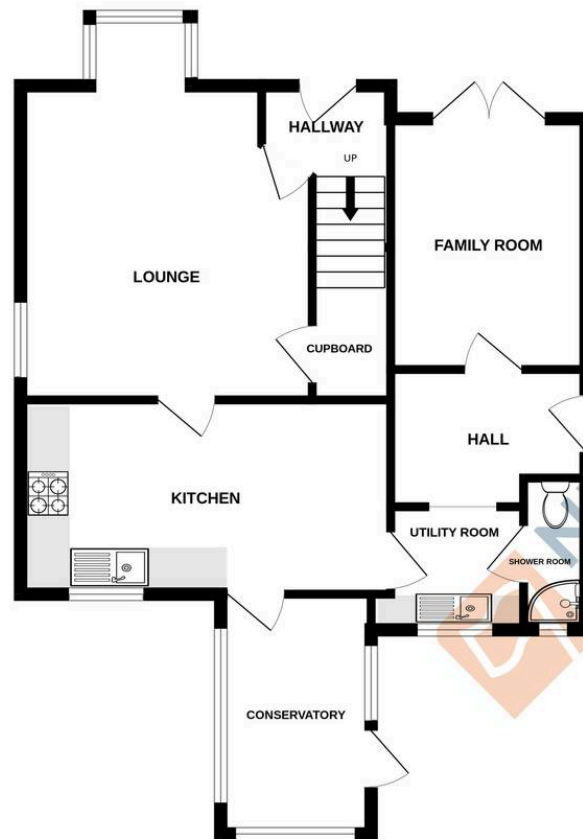
Bedroom Three
8' 11" x 9' 3" (2.73m x 2.83m)

Bedroom Four
9' 11" x 8' 10" (3.02m x 2.68m)

Bathroom
5' 10" x 6' 10" (1.79m x 2.08m)



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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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