



14 Bates Close, Bourne

Guide Price £290,000

 **NEWTON FALLOWELL**

14 Bates Close

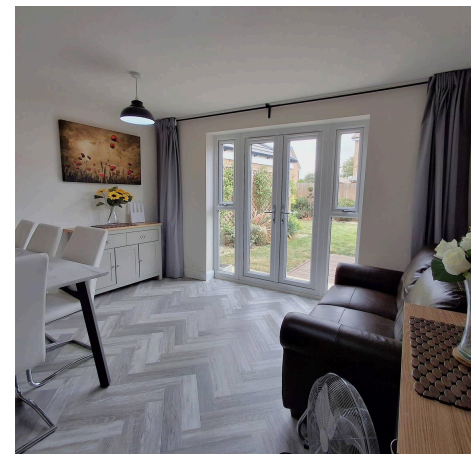
Bourne

Newton Fallowell are delighted to offer this exquisite town house which boasts a beautifully landscaped rear garden, an open-plan modern kitchen and dining area, a bright and airy living room, two well-appointed bathrooms, a downstairs cloakroom, four spacious bedrooms, a driveway, and a single garage.

The property is thoughtfully arranged over three floors. Upon entering the entrance hall, you'll find seamless access to the family room, study/bedroom four, cloakroom, and kitchen-diner. The expansive family room is filled with natural light, while the study provides a versatile space, ideal for a home office or bedroom. The heart of the home is the open-plan kitchen-diner located at the rear of the property, featuring a modern kitchen with an extensive range of units and built in appliances and ample dining space with snug area overlooking the garden.

The first-floor landing leads to three further generously sized double bedrooms and a stylish three-piece family bathroom. The primary bedroom boasts an en-suite bathroom with a walk-in shower. The first-floor living room enjoys beautiful views over the pond at the front of this family home.

Outside, the front of the property features a well-maintained border and an inset footpath leading to the front door. To the side, the driveway provides ample off-road parking an electric car charger and access to the single garage. The west facing, landscaped rear garden offers a generous patio seating area, substantial lawn, and mature borders.





Entrance Hall

13' 5" x 5' 7" (4.09m x 1.70m)

Study/Bedroom Four

9' 0" x 6' 2" (2.74m x 1.87m)

Downstairs Wc

5' 1" x 2' 11" (1.56m x 0.90m)

Kitchen/Diner/Family Room

20' 0" x 12' 11" (6.09m x 3.94m)

Landing

Lounge

11' 11" x 12' 11" (3.62m x 3.94m)

Principal Bedroom

10' 0" x 12' 11" (3.04m x 3.94m)

En-suite

6' 11" x 5' 1" (2.11m x 1.54m)

Landing

Bedroom Two

11' 5" x 12' 11" (3.47m x 3.94m)

Bedroom Three

9' 5" x 12' 11" (2.86m x 3.94m)

Bathroom

6' 5" x 5' 7" (1.95m x 1.71m)

Garage

17' 0" x 9' 0" (5.18m x 2.74m)



Entrance Hall

13' 5" x 5' 7" (4.09m x 1.70m)

Study/Bedroom Four

9' 0" x 6' 2" (2.74m x 1.87m)

Downstairs Wc

5' 1" x 2' 11" (1.56m x 0.90m)

Kitchen/Diner/Family Room

20' 0" x 12' 11" (6.09m x 3.94m)

Landing**Lounge**

11' 11" x 12' 11" (3.62m x 3.94m)

Principal Bedroom

10' 0" x 12' 11" (3.04m x 3.94m)

En-suite

6' 11" x 5' 1" (2.11m x 1.54m)

Landing**Bedroom Two**

11' 5" x 12' 11" (3.47m x 3.94m)

Bedroom Three

9' 5" x 12' 11" (2.86m x 3.94m)

Bathroom

6' 5" x 5' 7" (1.95m x 1.71m)

Garage

17' 0" x 9' 0" (5.18m x 2.74m)





GARDEN

Driveway

3 Parking Spaces

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

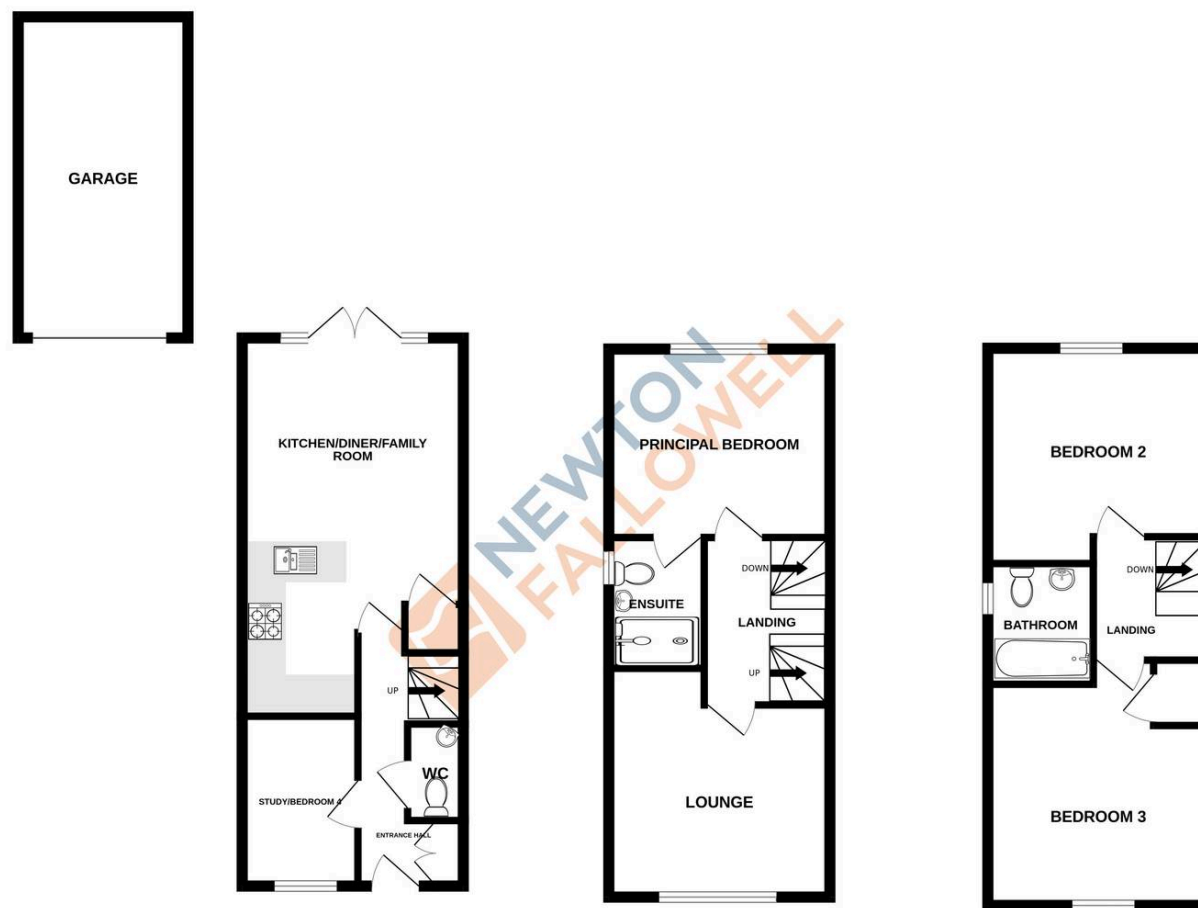
EPC Environmental Impact Rating: B



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.

2ND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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.

Made with Metropix ©2026

Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne