



Austerby, Bourne
£310,000 **Freehold**

QUENTIN
MARKS



Key Features



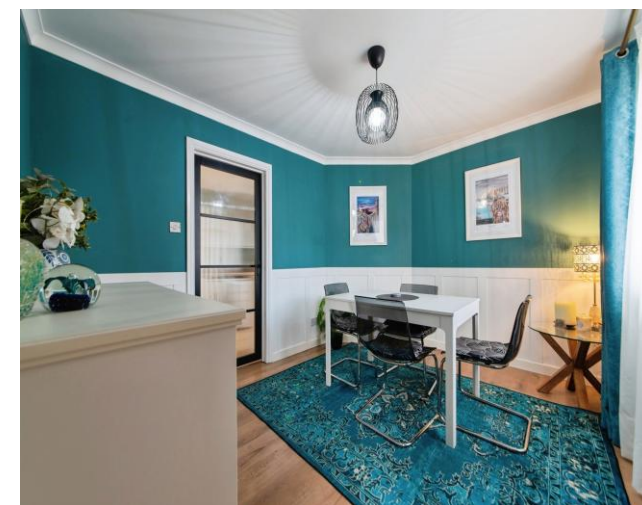
- Extended Family Home
- Spacious Accommodation
- 4 Double Bedrooms
- Refitted Bathroom
- Refitted Wetroom

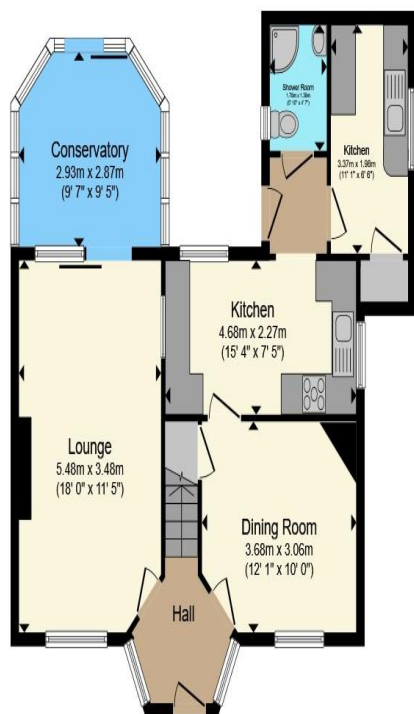
This spacious family home offers significantly more accommodation than first appears, boasting 4 generous double bedrooms and a thoughtfully improved layout throughout.

The ground floor features a welcoming lounge with a charming feature fireplace incorporating an inset wood-burning stove. From here, doors open into a bright conservatory, which enjoys views over and direct access to the rear garden. There is also a separate dining room leading through to the refitted kitchen, which is well equipped with a comprehensive range of base and wall units, an inset hob, double oven and extractor hood.

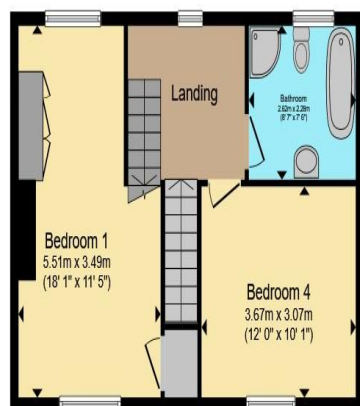
To the rear of the property is a practical hallway providing access to the garden, together with a well-appointed utility room housing the gas-fired central heating boiler. A recently refitted wet room completes the ground floor accommodation.

Upstairs, the property offers 4 spacious double

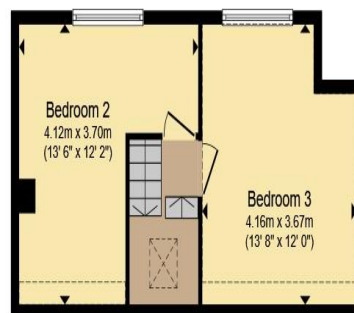




Ground Floor



First Floor



Second Floor

Total floor area 148.2 sq.m. (1,595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io



bedrooms, all served by a stylishly refitted family bathroom.

Outside, the front of the property provides off-road parking for up to 3 vehicles. The landscaped rear garden has been thoughtfully designed to create a series of attractive outdoor spaces, including a paved patio, steps leading to an Indian stone terrace with decorative stone chippings and raised borders, a lawned area, and a further patio with a summer house/garden shed.

A particularly valuable addition is the detached workshop/shed, measuring approximately 4m x 3m, complete with lighting and power (to be fitted by vendor), making it ideal for hobbies, storage or home projects.

Offered to the market with no onward chain, this excellent home is conveniently situated close to Bourne town centre, the grammar school and a wide range of local amenities.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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