



This striking and substantial Streamline Moderne family home, built in 1935, is set within generous and beautifully mature gardens and is filled with natural light through its impressive curved Crittall windows. Rich in original character, the property has been carefully preserved and still displays an abundance of period features, including original blue delft pantiles, an Art Deco etched glazed entrance, oak herringbone parquet flooring beneath the downstairs carpets, and original panelling to the hall, staircase and landing. Having had only three owners in its over 90-year history, to include Victor Durrand, the famous QC, the Addy family and finally, current family, who have loved Bourne Court for the last 60 years. This is a rare opportunity to acquire a truly individual home of architectural significance.

The accommodation is both spacious and well-balanced, centred around a 27-foot dual-aspect living room with French doors opening onto the garden, alongside a dining room featuring original panelling, exposed beams and a Minster fireplace. The 24-foot kitchen breakfast room enjoys a large, glazed bay and is complemented by a pantry and a sizeable utility room with doors leading to both the driveway and terrace. A vast glazed garden room with sliding doors provides further versatile living space and a seamless connection to the outdoor areas.

Upstairs, the house offers four generous double bedrooms, three of which are dual aspect, with the principal bedroom benefitting from a dressing room with direct access to a south-facing balcony. The family bathroom retains its original tiling and features a distinctive cast-iron sunken bath. Outside, the beautifully mature and well-stocked gardens include generous lawns, a wooded copse, sweeping carriage driveway and the provisions for an outdoor heated swimming pool, now requiring full refurbishment. The property is further enhanced by two adjoining oversized single garages with automatic doors.

Situated on the northern edge of Boston, and convenient for Pilgrim Hospital, the house enjoys a desirable balance of town and country living, with The Lincolnshire Wolds and the Lincolnshire coastline both within approximately a 20-minute drive. It is actually located at the end of a no-through-road off Pilleys Lane and not directly on Sibsey Road as the address suggests.

EPC - E

Council Tax Band - G







Entrance Hall 5.86m x 2.67m (19'3" x 8'9") Accessed via original Art Deco double entrance doors, the impressive reception hallway retains a wealth of character including decorative wall panelling and original parquet flooring beneath the carpet. A staircase rises to the first-floor accommodation and there is a useful under-stairs cupboard which was formerly used as a small bar. Ceiling light point.

Cloakroom / WC 2.25m x 2.14m (7'5" x 7'0") Window to the side aspect. Fitted with a low flush WC and wash hand basin with storage beneath. Built-in cupboard housing the gas fired central heating boiler for the warm air heating system, replaced in August 2023 and still under manufacturer warranty.

Lounge 8.28m x 4.87m (27'2" x 16'0") An exceptionally spacious dual aspect reception room with windows to the front and side elevations together with French doors opening onto the garden. The room retains original parquet flooring beneath the carpet and centres around a fireplace with oak surround, marble back panel and hearth suitable for use as an open fire. Wall lights, ceiling lights and picture lighting provide a warm and inviting atmosphere.

Dining Room 4.42m x 4.89m (14'6" x 16'1") A beautifully characterful reception room enjoying windows to the front and side elevations. The room features parquet flooring, decorative wooden wall panelling and exposed ceiling beams, together with an attractive carved stone fireplace incorporating an ornate cast iron back panel. A built-in window seat overlooks the garden, creating a charming dining setting.

Kitchen / Breakfast Room 3.68m x 6.94m (12'1" x 22'9") A generous and sociable kitchen space with windows to the side and rear, where a walk-in bay creates an ideal breakfast area overlooking the garden. The kitchen is fitted with a range of base and wall units with work surfaces over and a twin drainer stainless steel sink unit with mixer taps. A Kenwood cooking range with stainless steel canopy, approximately two years old, may be included within the sale. Sliding doors lead through to the pantry

Pantry Window to the side aspect with shelving and plumbing for a dishwasher, providing practical additional storage space.

Side Entrance Porch / Utility Part-glazed door to the rear elevation. Space and plumbing for a washing machine and additional appliances.

Landing 4.18m x 2.68m (13'9" x 8'9") Split-level landing with doors leading to all bedrooms and bathroom accommodation.

Bedroom One 17'1 x 16'2 (5.20m x 4.93m) A spacious double bedroom with windows to the front and side and wall mounted heater.

Bedroom Two 4.53m x 4.88m (14'10" x 16'0") With windows to the front and side elevations and an extensive range of fitted bedroom furniture. **Dressing Room 1.70m x 2.72m (5'7" x 8'11")** equally suitable as a study space or with potential to be adapted to create an en-suite. Doors open onto a balcony.

Bedroom Three 14'6 x 11'8 (4.42m x 3.57m) With window to the side aspect.

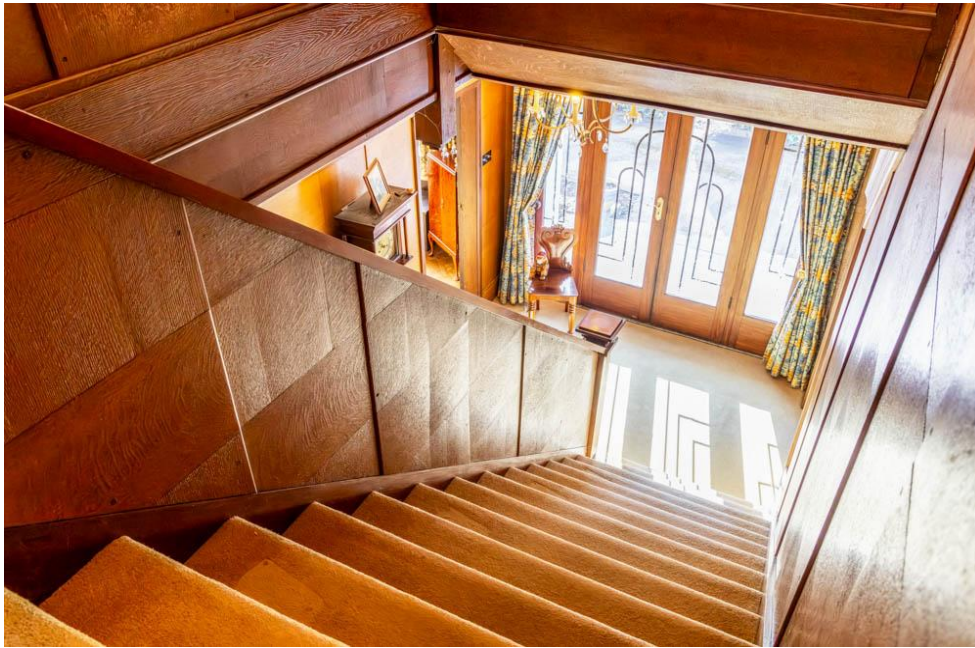
Bedroom Four 2.96m x 4.47m (9'9" x 14'8") Having windows to the side and rear elevations, shower enclosure, and loft access to an approximately 80% boarded loft space which previously accommodated a large model railway.

Bathroom - Window to the side elevation. Fitted with a coloured suite comprising a sunken bath with Art Deco style fish spout tap fitting, pedestal wash basin and tiled splashbacks. Airing cupboard housing the immersion heater.

Separate WC Fitted with a low-level WC.

Garden Room 3.47m x 6.94m (11'5" x 22'9") Overlooking the garden and former swimming pool area, with windows to the side and patio doors opening onto the patio terrace. The room includes a changing area and cloakroom with WC and wash basin. The former swimming pool sits on a cement base with a liner and, although not in use for several years, was previously operated with a pump, filter and heating system. It would require full refurbishment and installation of a new boiler prior to reinstatement.







Outside

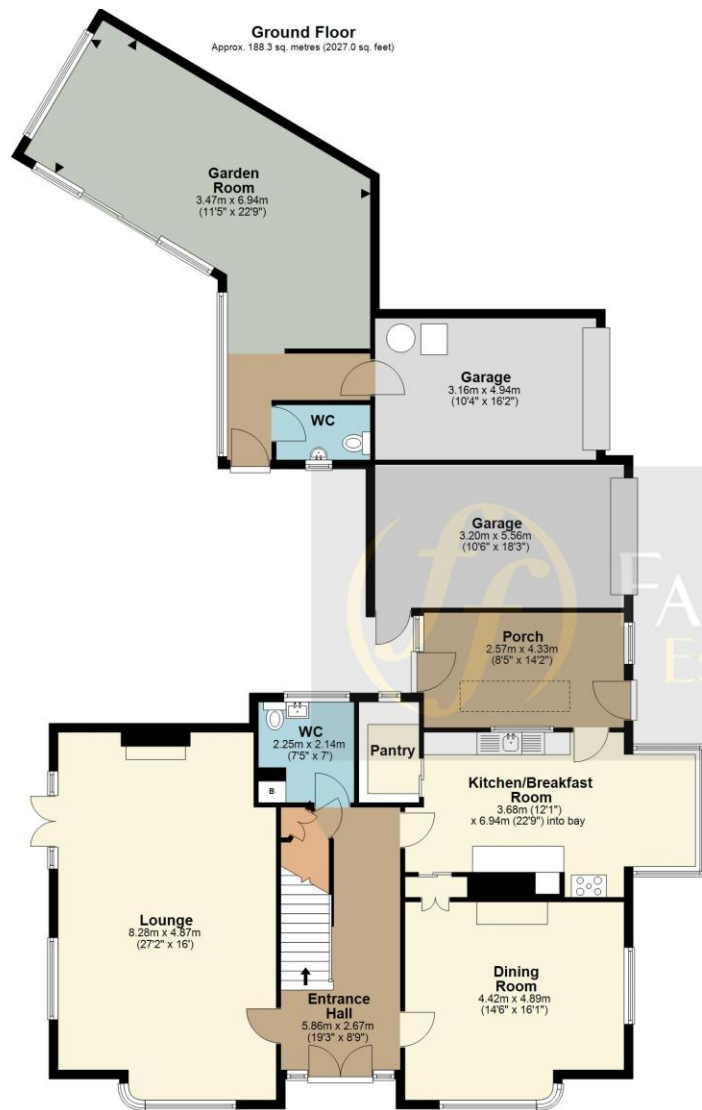
Bourne Court occupies a beautifully established and private plot with gardens surrounding the home on all sides. Around shaped lawns, the grounds feature an abundance of mature trees, flowering plants, shrubs and established hedging which together provide year-round colour, structure and privacy. As the property was photographed in the springtime, the garden was already filled with a host of spring bulbs. To the rear lies a small, wooded copse with a gate opening onto the banks of the adjacent waterway, adding to the unique and tranquil setting. Vehicle access is excellent with an in-and-out carriage style driveway and two garages providing ample parking and storage.

Garage 3.20m x 5.56m (10'6" x 18'3") Attached garage providing secure parking or additional storage.

Garage 3.16m x 4.94m (10'4" x 16'2") Second garage offering further vehicle accommodation or workshop potential.







Total area: approx. 291.2 sq. metres (3134.6 sq. feet)

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