



27 Plumpton Chase, Bourne

In Excess of £450,000

 **NEWTON FALLOWELL**

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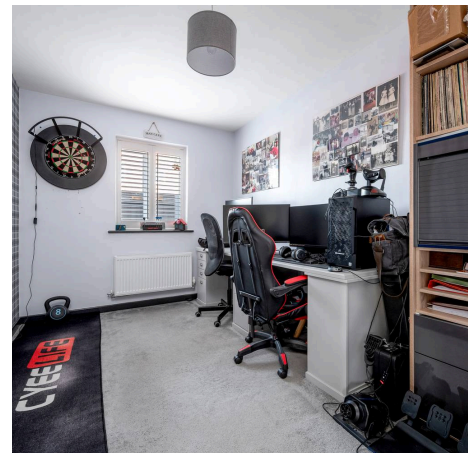
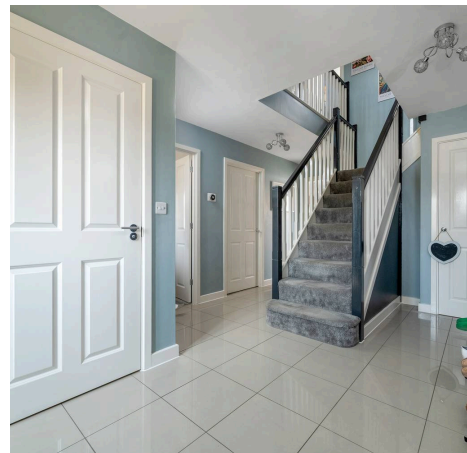
Bourne

This substantial four double bedroom detached home offers versatile family living across two spacious floors, situated in a sought-after residential area. Upon entering, you are greeted by a generous entrance hall that leads to three well-proportioned reception rooms, including a bright living room, a formal dining room and a dedicated office space. The modern kitchen is fitted with a range of built-in appliances and ample storage, providing a practical and stylish setting for every-day life with the utility room with a sink and space for appliances.

Upstairs, the expansive landing gives access to four double bedrooms, two of which benefit from their own en-suite shower rooms. The remaining bedrooms are served by a contemporary family bathroom with shower over bath.

The property also features an array of energy-efficient enhancements, including 18 solar panels with battery storage, ensuring lower running costs and a reduced environmental footprint. Additional highlights include a detached double garage, further off-road parking and an EV charge point located on the double garage.

The outside space complements the interior, offering a private rear garden with a hot-tub. The garden is mainly laid to lawn, bordered by fencing, creating a secure and attractive environment. A paved patio area provides an ideal spot for outdoor dining and entertaining throughout the seasons.





Entrance Hall

18' 5" x 10' 6" (5.62m x 3.21m)

Living Room

18' 5" x 11' 8" (5.62m x 3.56m)

Dining Room

10' 3" x 11' 7" (3.12m x 3.54m)

Study

7' 11" x 11' 7" (2.42m x 3.54m)

Kitchen

19' 7" x 15' 5" (5.98m x 4.69m)

Utility Room

1' 4" x 4' 11" (0.40m x 1.51m)

Double Garage

17' 5" x 17' 5" (5.30m x 5.31m)

Landing

Bedroom One

17' 5" x 15' 5" (5.32m x 4.70m)

En-Suite

4' 5" x 7' 6" (1.35m x 2.28m)

Bedroom Two

14' 4" x 11' 8" (4.37m x 3.56m)

En-Suite

3' 10" x 10' 8" (1.16m x 3.24m)

Bedroom Three

10' 4" x 14' 3" (3.15m x 4.34m)

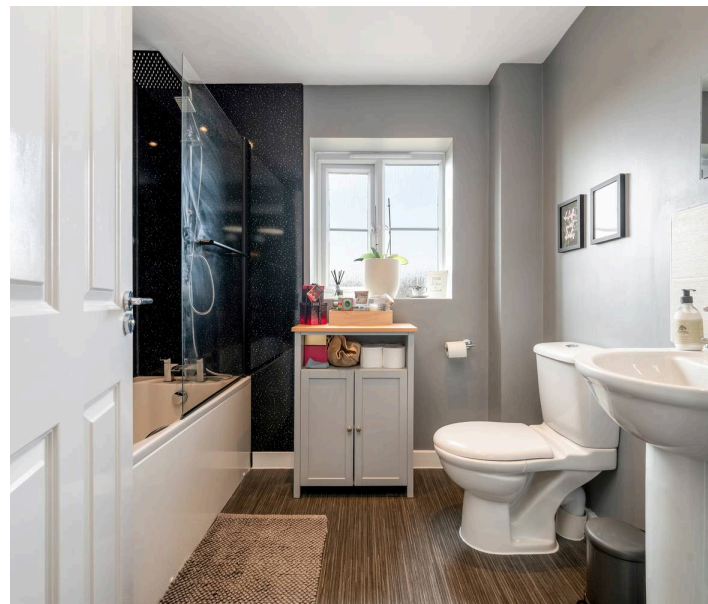
Bedroom Four

11' 8" x 9' 10" (3.56m x 3.00m)

Bathroom

6' 2" x 7' 8" (1.89m x 2.33m)

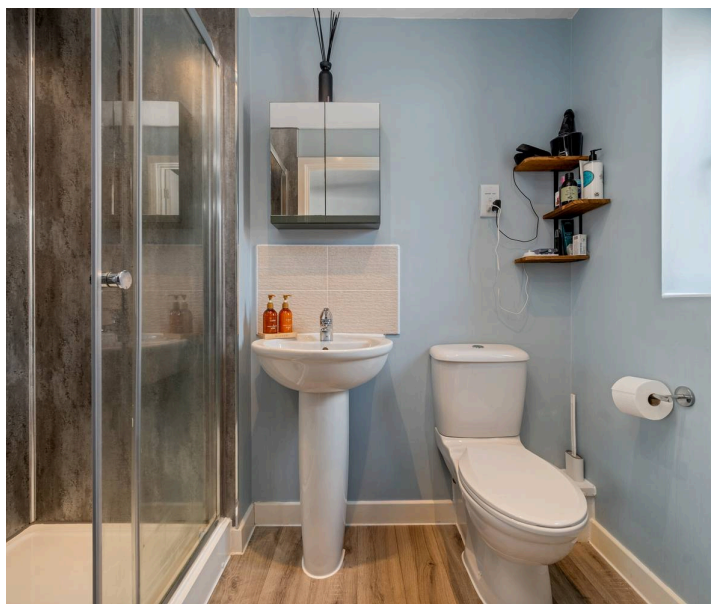






Three Reception Rooms
 Bedroom One & Two with En-Suites
 Four Double Bedroom Detached Home
 18 Solar Panels with Battery Storage
 Living Room, Dining Room & Office Space
 Kitchen with Built-in Appliances
 Spacious Entrance Hall & Landing
 EV Charge Point
Double garage

Council Tax band: E
 Tenure: Freehold
 EPC Energy Efficiency Rating: B



GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.

1ST FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 2191 sq.ft. (203.6 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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