



37 Main Road, Dowsby

Offers Over £500,000

 **NEWTON FALLOWELL**

37 Main Road

Dowsby, Bourne

NO ONWARD CHAIN! Situated in a quiet rural location in a village to the north of the market town of Bourne is this high standard detached new built family home. Finished to a high standard and featuring a 30FT Kitchen/Diner, field views and FOUR DOUBLE BEDROOMS, this rare opportunity to purchase a private and substantial home is offered from the owner. As you enter the property from the main road in Dowsby, a large driveway and private frontage and beautiful the facade of the home appears with garage to the right side. Walking through the front door you are greeted with a large entrance hall with underfloor heating throughout the entire downstairs living with a study to the right and formal living room and dual aspect windows allowing an abundance of natural light to flow into the room. Walking through into the rear of the property you are greeted with a large and well finished kitchen/diner/family area. The incredible bi-fold doors open out into the garden allowing for a flawless flow between internal and external space and opening up the area even further. The kitchen allows for a large amount of storage and has built in appliances. To the side of the kitchen is a useful utility area with a door leading into the garage and further door into the garden again. As you head upstairs you are greeted with a spacious landing allowing access to the family bathroom and FOUR double bedrooms. The principal suite includes outlook onto the garden and field views with vaulted ceilings and an en-suite. The en-suite includes a large double width shower with modern fittings. Bedrooms two, three and four are all well thought out and spacious bedrooms not compromising on the space the property allows, with their own views out onto the private gardens and bedroom two featuring the same field views as the principal bedroom making this peaceful area even more inviting. The family bathroom is a four piece modern and spacious area with double shower cubicle and bath. There is access to the side of the garage to the garden with an electric car charger. The well proportioned garden is private and has the outlook over the fields.

Council Tax band: TBD

Tenure: Freehold



**Study**

12' 5" x 8' 10" (3.78m x 2.70m)

Lounge

19' 2" x 12' 0" (5.85m x 3.67m)

W.C

8' 11" x 3' 9" (2.71m x 1.14m)

Kitchen/Diner

30' 4" x 15' 8" (9.24m x 4.78m)

Utility Room

14' 5" x 6' 2" (4.39m x 1.88m)

Garage

15' 11" x 15' 0" (4.84m x 4.58m)

Landing

19' 3" x 9' 0" (5.87m x 2.74m)

Bedroom One

14' 10" x 13' 1" (4.53m x 3.98m)

En-Suite

9' 3" x 5' 3" (2.83m x 1.60m)

Bedroom Two

15' 0" x 13' 1" (4.56m x 3.98m)

Bedroom Three

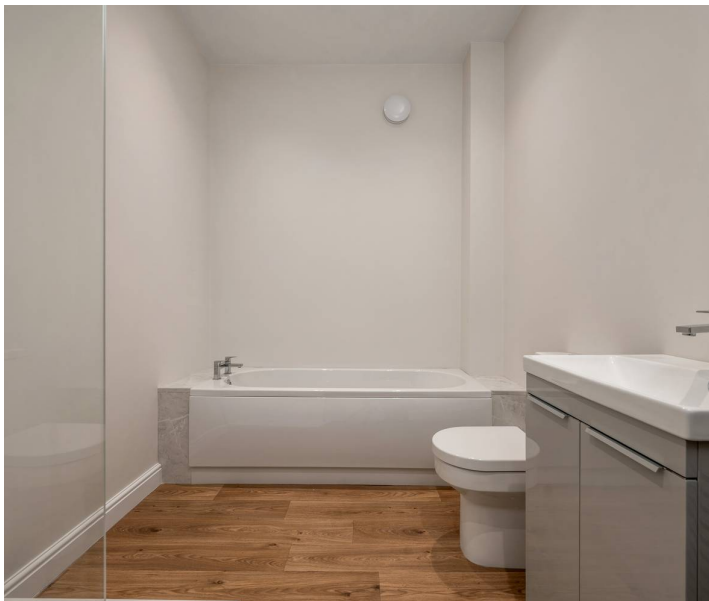
13' 2" x 10' 9" (4.01m x 3.27m)

Bedroom Four

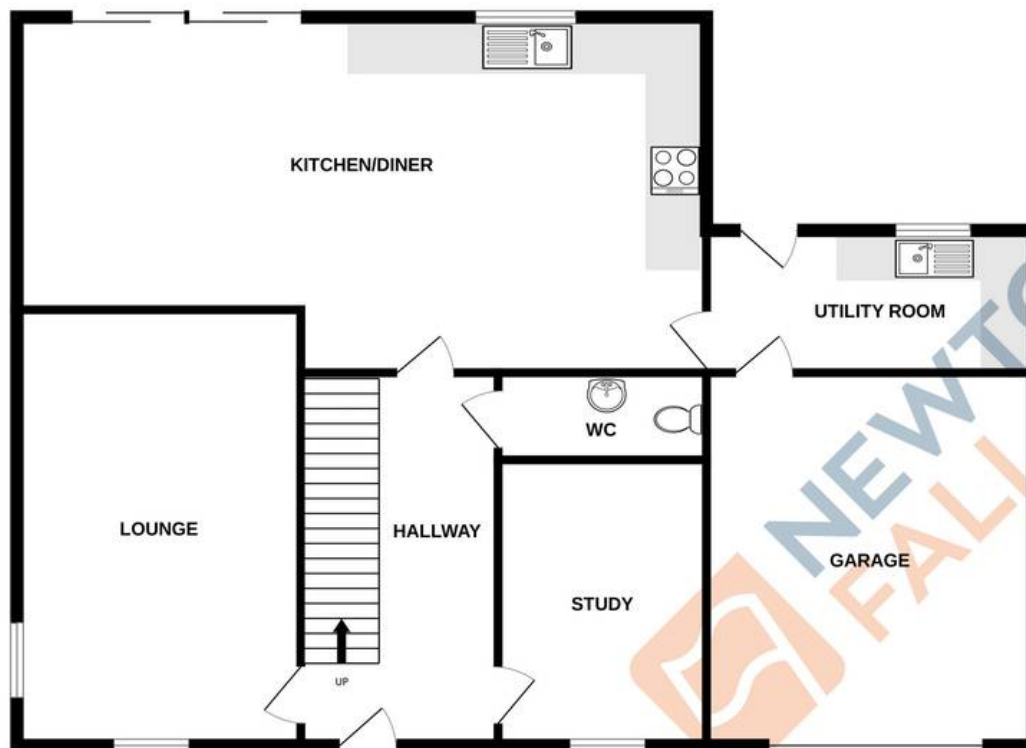
12' 2" x 11' 10" (3.71m x 3.61m)

Bathroom

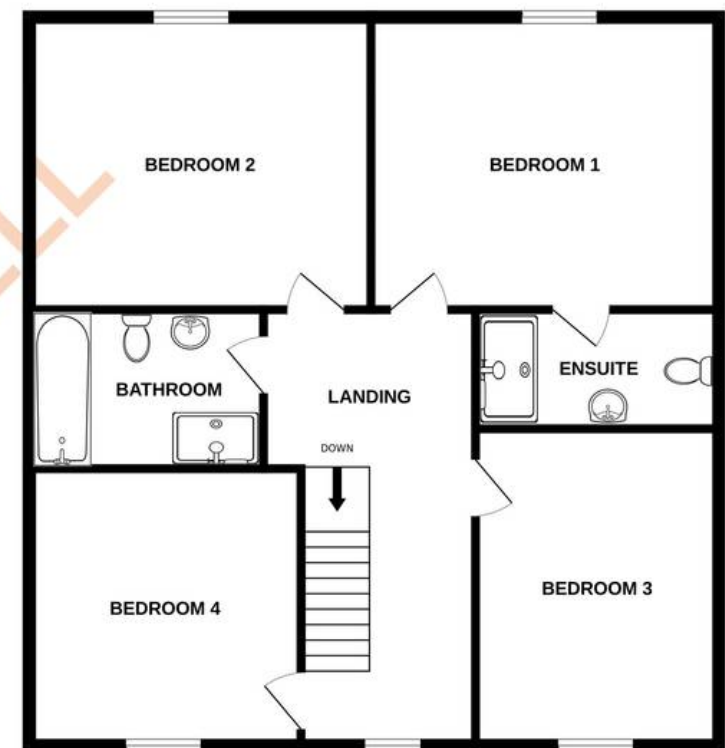
10' 4" x 6' 11" (3.15m x 2.10m)



GROUND FLOOR
1301 sq.ft. (120.8 sq.m.) approx.



1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2275 sq.ft. (211.3 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

Newton Fallowell, 2 North Street - PE10 9EA

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