



Church Street, Haconby
Bourne, Lincolnshire, PE10 0UJ

NEWTONFALLOWELL 

Church Street, Haconby Bourne, Lincolnshire, PE10 0UJ £425,000 Freehold

NO FORWARD CHAIN Situated in the charming village of Haconby is this stunning six double bedroom detached property built to NHBC standards. The property boasts six spacious double bedrooms, an open kitchen breakfast room, a naturally bright living room, and a four piece family bathroom. The property also benefits from it's enclosed garden, which is not overlooked by anyone, and also ample parking space for a number of vehicles.

As you enter the property you are greeted with a long entrance hall, with the door to your right showing you through into the dining room. Double doors lead you into the well-presented living room, which is full of natural light conceded through french doors looking out onto the rear garden. The downstairs set up is completed by the open, spacious kitchen breakfast room and utility. As you head up to the first floor landing, the two doors to your left lead you into two large double bedrooms, and the door in direct eyesight takes you into the stylish four piece family bathroom. As you continue round the flow of the landing, the next room encountered is the master bedroom containing a well-presented three piece en-suite. Another double bedroom completes the first floor set up. The second, and final, floor contains a further two large double bedrooms, both full of natural light from the skylights.

At the front of the property there is ample parking for multiple vehicles and an electrical car charging port. Whilst the property benefits from access to the rear, this will be removed upon the sale of the home, ensuring the driveway to the side of the property remains solely for private use. The property truly benefits from its location; with the garden not being overlooked and the road being quiet and peaceful. We highly recommend that you view this property at your earliest convenience.



Entrance Hall

Living Room

15 x 12'4 (4.57m x 3.76m)

Dining Room

12'4 x 11'8 (3.76m x 3.56m)

WC

4'5 x 2'5 (1.35m x 0.74m)

Kitchen/Breakfast Room

27'6 x 9'5 (8.38m x 2.87m)

First Floor Landing

16'1 x 9'6 (4.90m x 2.90m)

Family Bathroom

8'3 x 5'9 (2.51m x 1.75m)

Master Bedroom

11'7 x 10 (widening to 12'5) (3.53m x 3.05m
(widening to 3.78m))

En-Suite

7'11 x 4'3 (2.41m x 1.30m)

Bedroom Two

12'6 x 9'6 (3.81m x 2.90m)

Bedroom Three

10'11 x 9'6 (3.33m x 2.90m)

Bedroom Four

15'2 x 14'2 (4.62m x 4.32m)

Bedroom Five

12'5 x 10'6 (3.78m x 3.20m)

Bedroom Six

14'2 x 9'5 (4.32m x 2.87m)



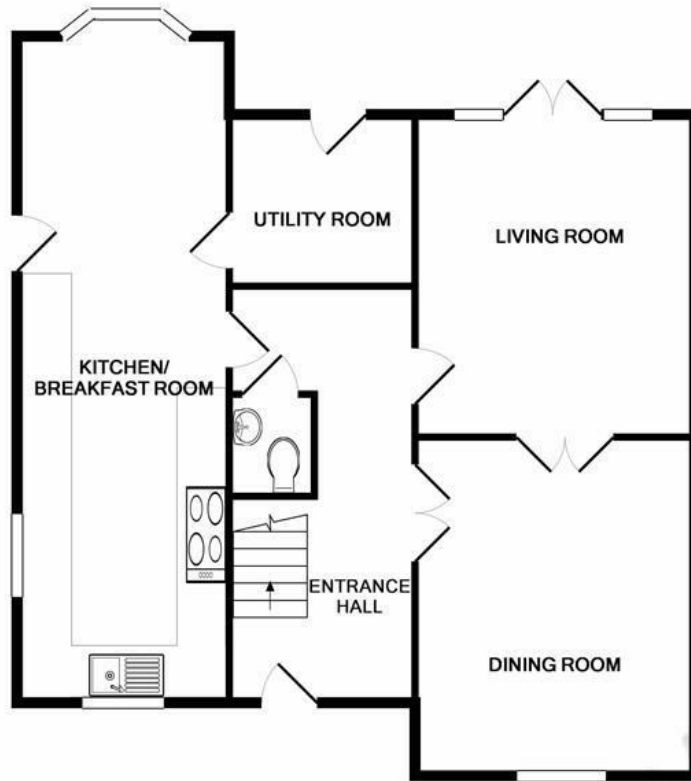
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(39-49) D	
(40-54) E		(29-38) E	
(21-39) F		(17-28) F	
(1-20) G		(1-16) G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

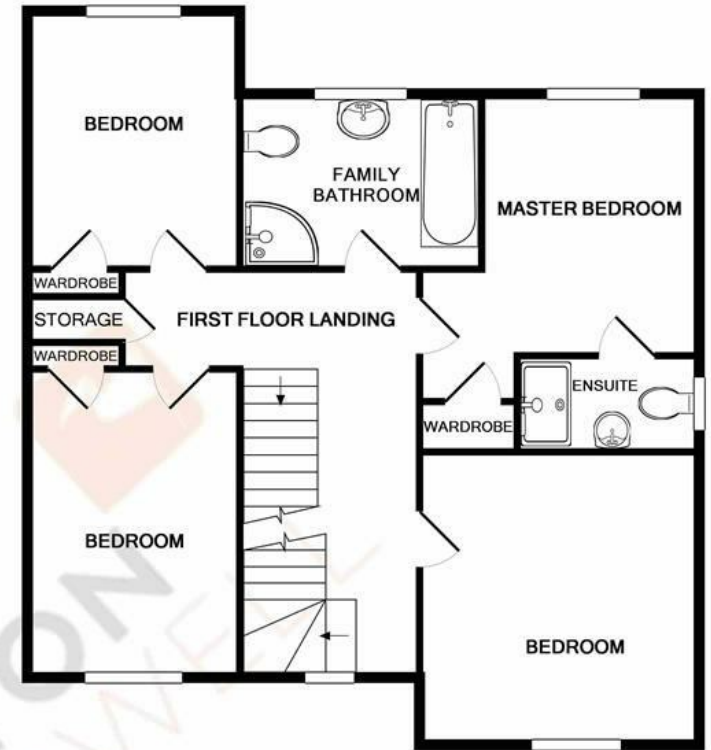
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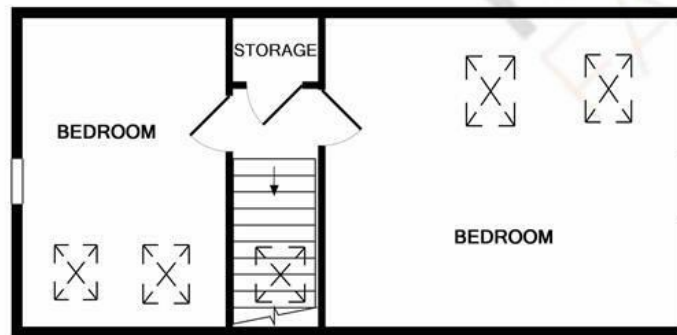
GROUND FLOOR
APPROX. FLOOR
AREA 861 SQ.FT.
(80.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 843 SQ.FT.
(78.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2125 SQ.FT. (197.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



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