



3 Midleton Gardens
Bourne | Lincolnshire | PE10

KEY FEATURES

- An Attractive, Well-Presented, Spacious Family Home
 - A Self-Contained Studio / Guest Accommodation Above Garage
 - Situated in a Private Close of Five Houses in the Market Town of Bourne
 - Entrance Hall, Two Reception Rooms, a Study and a Kitchen / Diner
 - Five Double Bedrooms, One with En Suite and a Family Bathroom
 - Secluded, Mature, Private Garden with Patio Terrace and Kitchen Garden
 - Sizeable Garage for Four Cars and Workshop Area
 - Additional Off-Road Parking for a Number of Cars Outside the Garage
 - Total Accommodation of Main House with Studio and Garage Extend to 3816 Sq.Ft.
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A rare opportunity to purchase a substantial, quality, modern, family home built in a traditional way that enjoys a very secluded, quiet spot in the South Lincolnshire market town of Bourne. The immaculately presented property is filled with light and space and offers 5 generous double bedrooms, one en suite, a family bathroom and, downstairs, 2 large reception rooms, a sizeable study or home office, a kitchen dining room with utility room and separate pantry, and an extensive, very private, predominantly west facing garden. However, its crowning glory is possibly the expansive detached garage which will not only hold 4 cars with ease but has a self-contained space above lending itself to all manner of uses.

Bourne is an attractive town with some excellent state schools both at primary and secondary level; the Grammar School in particular is highly sought after, Bourne Academy, is also a popular school, both rated Good by Ofsted in recent inspections. The owner of the property has lived here for the last 26 years – since the house was built - and attests to what an ideal place it is to bring up a family. “It has been the perfect family home; the schools are all exceptional at junior and senior levels and all within walking distance. Bourne has a full range of amenities, including supermarkets, restarunts a leisure centre, an indoor swimming pool, and in summer an amazing, outdoor pool dating back to the 1930’s. The Old Town Hall is run by volunteers as a community Arts Centre; with films screenings, live music arts and craft fairs and even regular poetry evenings.

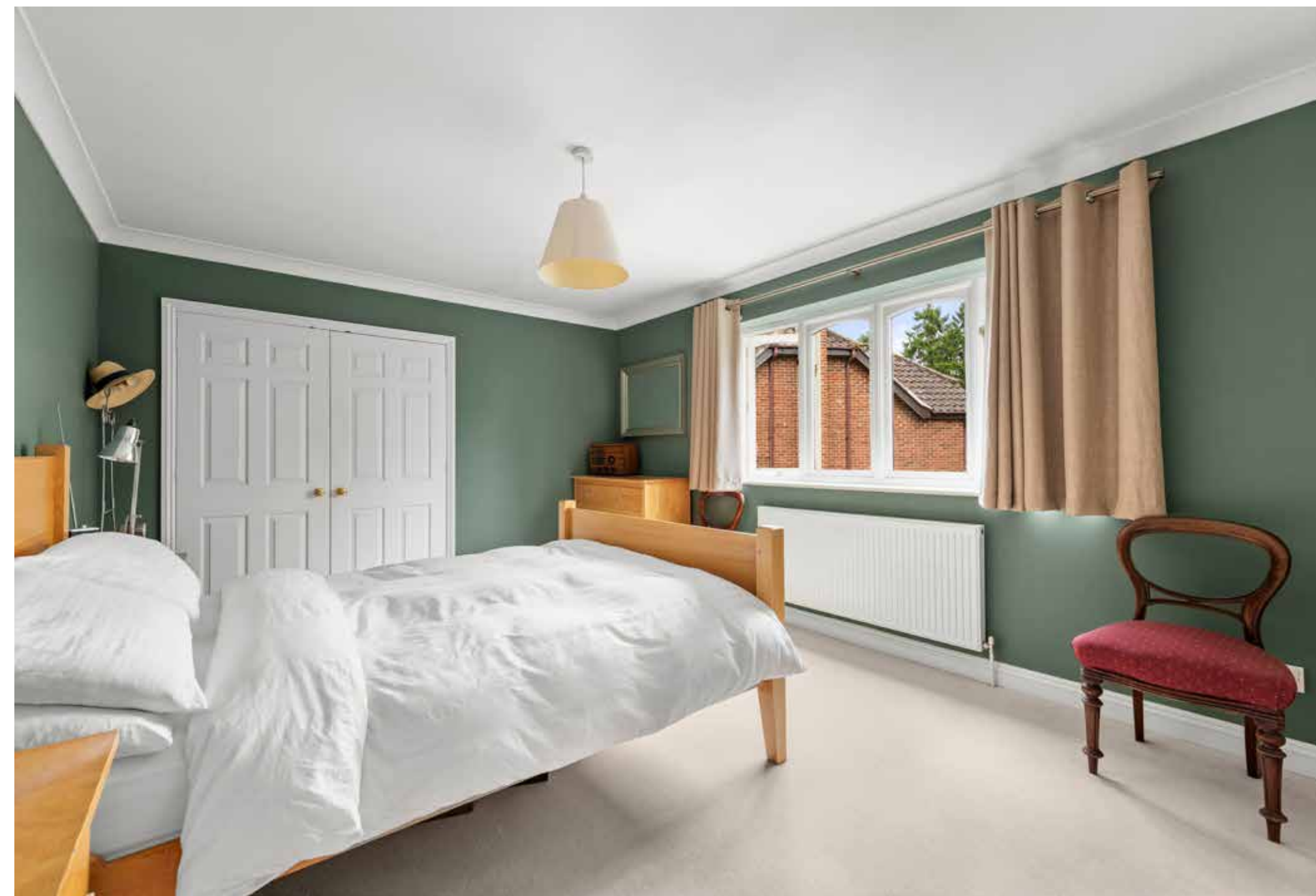
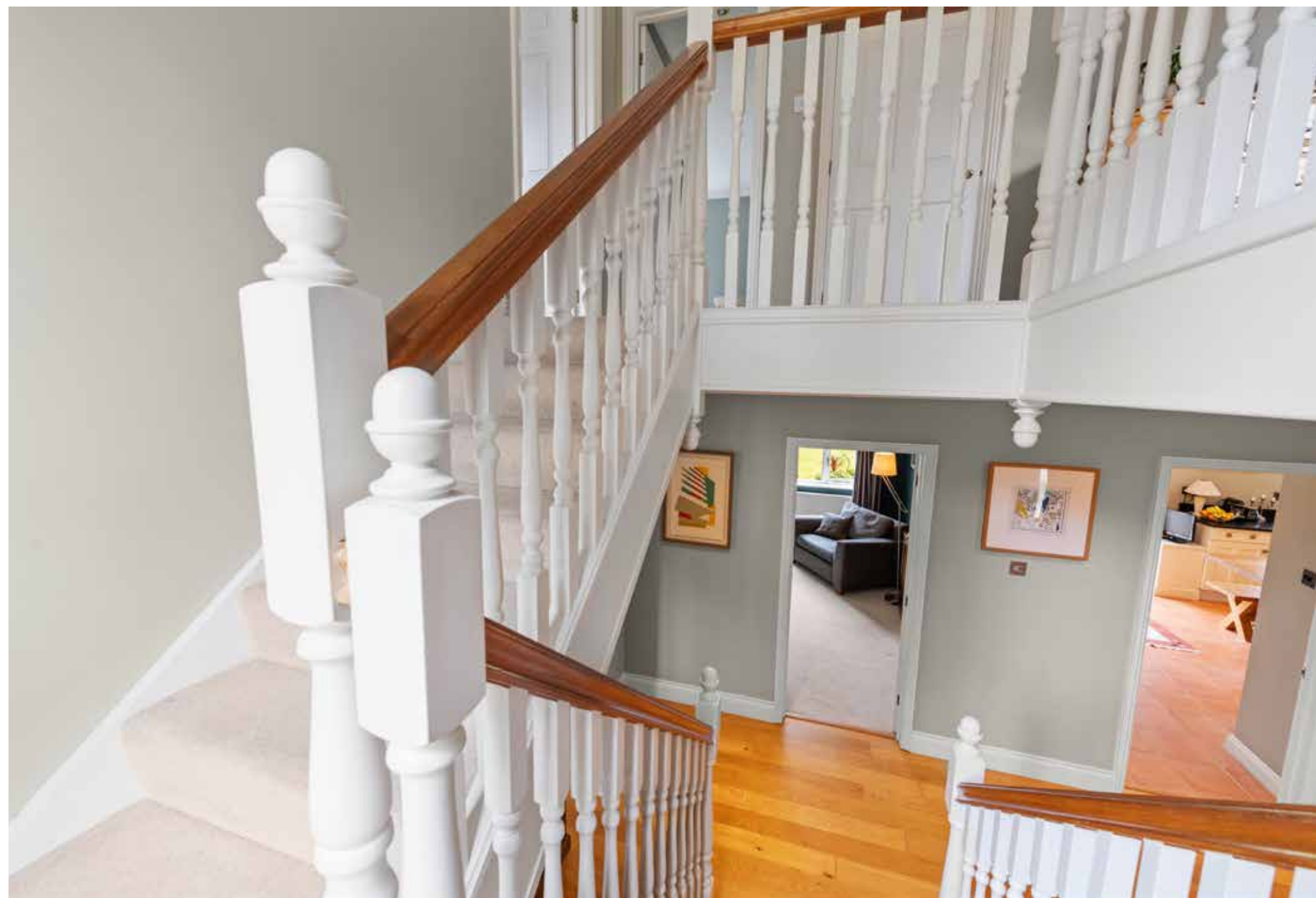


Midleton Gardens was created in 1997, a group of 4 houses down a private drive well away from the main road. “It is incredibly quiet here and feels as if you are in the countryside yet it is only a ten minute walk into the centre of town. Most people don’t even know these houses exist as we are down a private road with very secluded gardens sheltered by mature hedging and trees,” he continues.

The build of the property is top quality, fitted with double-glazed, timber-framed windows, and the interior is impressive in terms of scale and light. Entering via a spacious hallway, a coat cupboard is built into the wall and a downstairs WC is off to the right. An engineered oak floor continues past the stairs into a study or office kitted out with an ample desk for two with cupboards on the far wall. Internet speeds are superb having fibre broadband to the property.

The front of the house receives morning sun with a formal sitting room on the other side of the hall, and the back of the house benefits the afternoon and evening light. A rear sitting room, despite its length of almost 20 feet, is cosy with walls painted in a deep hue and a log-burner in the fireplace. The kitchen, also overlooking the garden, is lined with a wealth of cupboards topped with granite and oak, has space for a dining table in the centre and a sofa at the end where French doors lead onto the patio outside. Integrated appliances include a gas hob (the property is on mains gas) an eye-level double oven, a microwave, a fridge and a freezer. Beyond the kitchen, a large utility room is fitted with another sink and further units, with space and plumbing for a washing machine, and a very useful, shelved pantry leads off the room where there is space for a full height freezer and two more fridges – ideal for a large family especially if entertaining.







The stairs rise to a light and airy, large landing off which all the double bedrooms lead. One of the rear bedrooms has an en suite shower and WC and the family bathroom is fully fitted. Storage is certainly not an issue in this house with an abundance of built in cupboards or wardrobes throughout, indeed, an enormous loft is accessed from the landing which has electric light and is partially boarded.

Arguably, the jewel in the crown of the property is the expansive detached building or annex outside. With two vehicle doors at the front, pedestrian access is at the side and the garden end, the ground floor large enough for 4 cars with space to spare for a workshop with a Belfast sink at the back. A separate entrance entirely - making the first floor completely self-contained - leads up stairs to the almost 36 feet long (nearly

11 metres), beautiful, dual aspect area laid with solid timber, reclaimed floorboards. Containing a shower room with WC and washbasin, as well as a kitchenette area with integrated sink, a fridge and dishwasher, there is a range of endless possibilities for use of the space. "When the children were young, especially when they became teenagers, this was a fabulous place for parties and sleepovers!" declares the owner. "With a sofa-bed it's perfect for guest accommodation; at Christmas it was invaluable as one family could be completely independent". The owners' pool table standing in the centre is a professional grade with a slate bed and available under separate negotiation if desired. This spectacular area offers a chance to have an dedicated games room, office, gym, yoga or art studio, for instance – there is a multitude of possibilities.

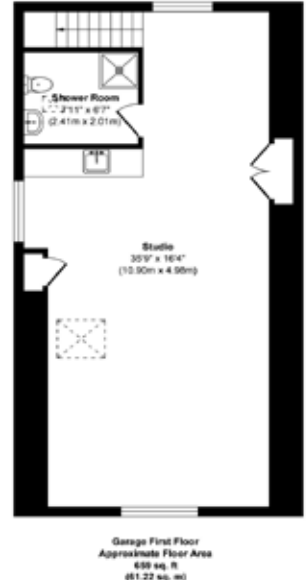
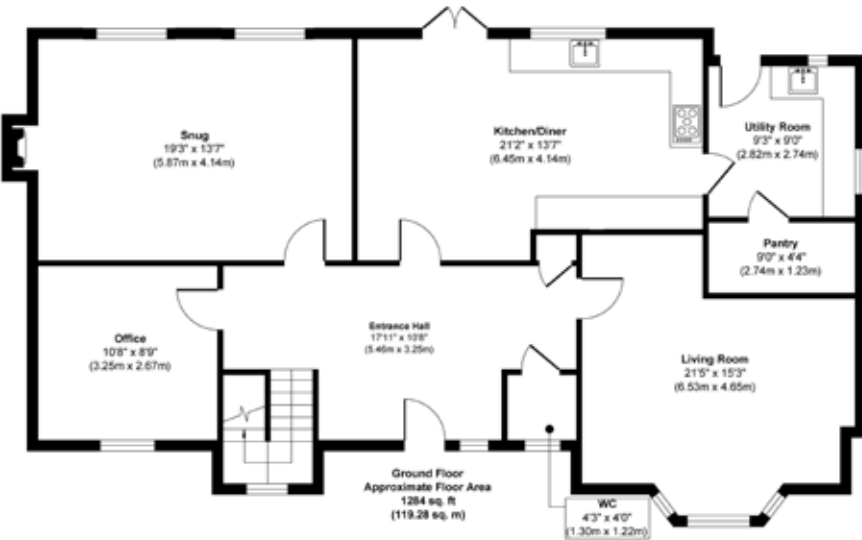
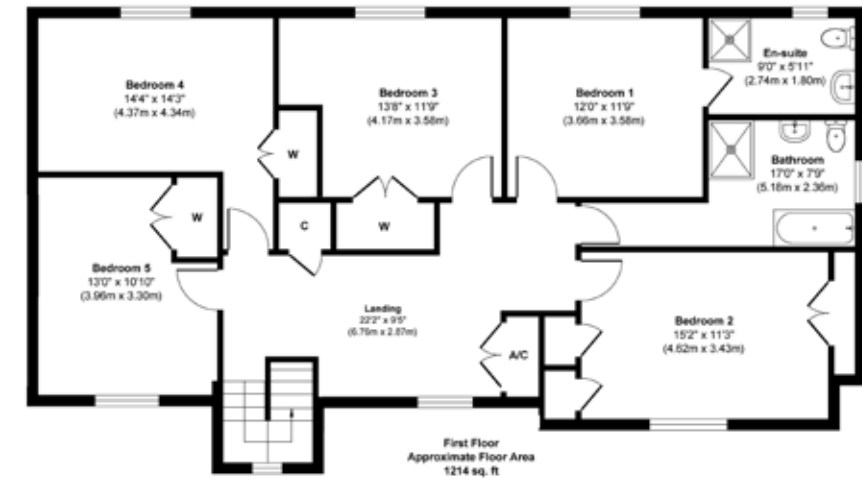






Outside the property, a cluster of silver birch trees stand at the front around which a block-paved drive stretches up to the garage providing off-street parking for a number of cars. The rear garden is not overlooked at all and is sheltered and sunny all afternoon and evening, perfect on the patio for al fresco meals. Mature hedging encloses the broad expanse of lawn making it secure, relatively low maintenance, and ideal for young children. “We wanted it as a space for football, badminton and croquet but for a keen gardener, this is a blank canvas for their creativity!” suggests the owner. “We do have quite a large kitchen garden however, behind the annex, which is enclosed by clipped dwarf box hedges, and there is blossom and colour in the spring with a white wisteria on the back of the house, pear and apple trees, and other trees such as a mountain ash, a tulip tree, two acers and a rare, handkerchief tree which I planted over 25 years ago!”

A bus stop is at the end of the road – very convenient for teenagers wanting to be independent – or by car, it is about 20 minutes (10 miles) to the glorious town of Stamford and where you can pick up the A1 for travelling South, or at Colsterworth, a similar distance for the North. The city of Peterborough is about half an hour (15 miles) where fast trains to London King’s Cross take around 45 minutes. Stamford trains connect to Peterborough, so too, trains from Spalding which is even nearer at around 15 minutes’ drive.



Approx. Gross Internal Floor Area
Main House = 2498 sq. ft / 232.06 sq. m
Garage = 1318 sq. ft / 122.44 sq. m
Total = 3816 sq. ft / 354.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



LOCAL AUTHORITY: South Kesteven District Council

SERVICES: Mains Electricity, Water, Drainage and Gas Central Heating

Council Tax Band: F

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Agents notes:
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