



16 Watkins Glen Court, Bourne, PE10 2AJ

 **NEWTON FALLOWELL**



3 2 1

## Key Features

- Three Double Bedroom End Terraced Property
- Three Storey
- En-Suite Shower room to Main Bedroom
- Modern Kitchen with Integrated Appliances
- Off Road Parking
- Popular Location
- Easy Access To The Town Centre

£265,000







Located in the highly sought-after Elsea Park development, this spacious three-bedroom end-of-terrace townhouse offers modern living across three well-designed floors. The home features a contemporary kitchen, generous lounge/diner, three double bedrooms, a stylish family bathroom, an en-suite to the principal bedroom, and the added convenience of multiple off-road parking spaces.

Upon entering, you are welcomed into a bright and airy entrance hall with stairs leading to the first floor. From here, doors provide access to the kitchen, lounge/diner, and a useful downstairs W.C.

The kitchen, positioned at the front of the property, is fully fitted with modern units and integrated appliances including a gas hob, electric oven, dishwasher, and a stainless steel sink with mixer tap.

To the rear, the spacious lounge/diner features double French doors that open out onto the enclosed rear garden—ideal for entertaining or relaxing. Completing the ground floor is a convenient W.C. with a close-coupled toilet and hand basin.

On the first floor, the landing leads to two double bedrooms and the family bathroom. Bedroom two spans the width of the property and benefits from two windows. Bedroom three enjoys a front aspect view. The family bathroom features a modern three-piece suite including a bath, wash hand basin, and W.C. The top floor is dedicated to the main bedroom, with a skylight to the front aspect and a stylish en-suite shower room.

Externally, the property offers multiple off-road parking spaces to the side and a well-maintained rear garden, mainly laid to lawn and enclosed for privacy.





Hallway 4.46m x 1.71m (14'7" x 5'7")

Kitchen 3.43m x 2.72m (11'4" x 8'11")

W/C 1.03m x 1.92m (3'5" x 6'4")

Lounge 3.68m x 4.82m (12'1" x 15'10")



Landing 4.66m x 2.16m (15'4" x 7'1")

Bedroom Three 2.96m x 2.56m (9'8" x 8'5")

Bedroom Two 3.36m x 4.83m (11'0" x 15'10")



Bathroom 1.7m x 2.55m (5'7" x 8'5")

Bedroom One 5.55m x 3.26m (18'2" x 10'8")

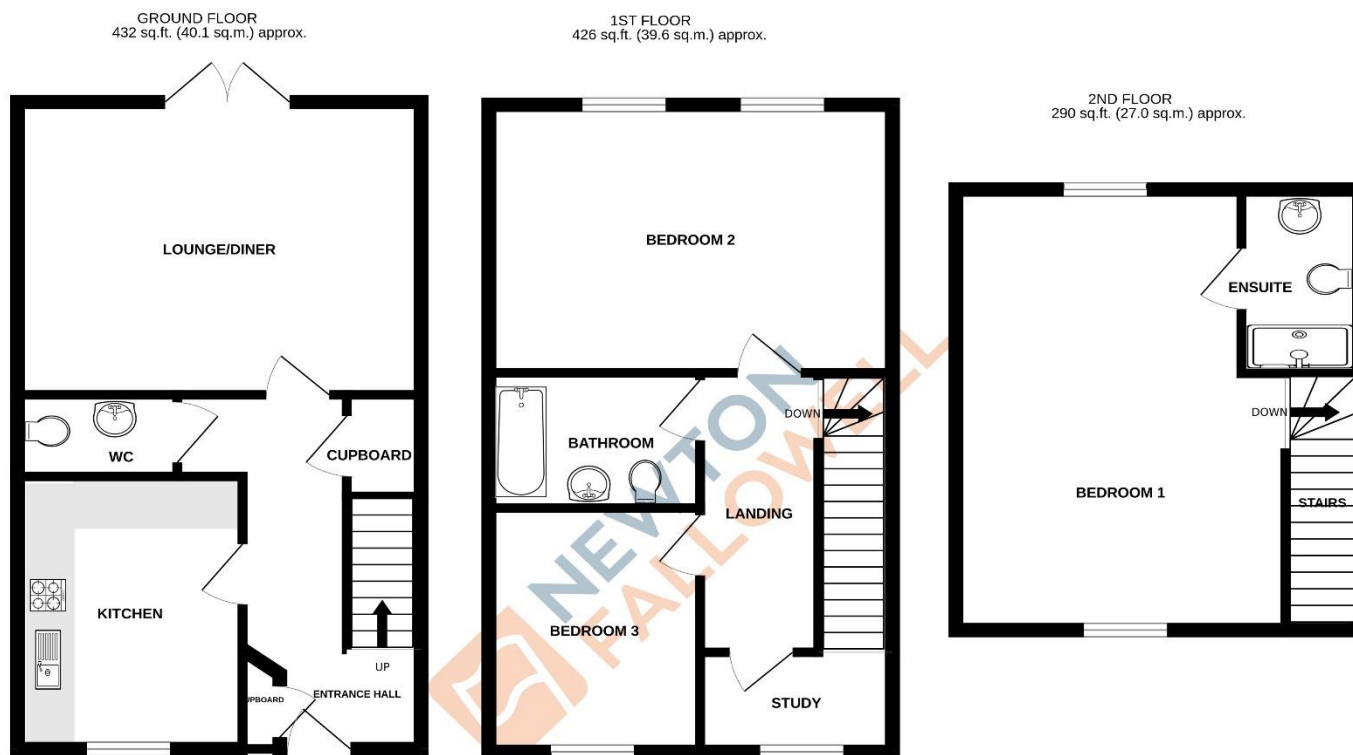
En-suite 2.32m x 1.44m (7'7" x 4'8")











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TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council  
Council Tax Band: C

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.