



50 Newton Abbot Way, Bourne, PE10 0ZA

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Modern Semi-Detached Family Home
- Three Bedrooms
- En-Suite To Main Bedroom
- Driveway Providing Off Road Parking
- Downstairs W.C. + Utility Room
- Enclosed Rear Garden
- 8 Years NHBC Warranty
- NO CHAIN
- EPC Rating B
- Freehold

£285,000





Located on the sought-after Newton Abbot Way stands this two-year-old modern three-bedroom semi-detached property that is presented to a very high standard and still retains 8 years of its NHBC warranty. Boasting a large open-plan kitchen/diner, en-suite to the main bedroom, driveway parking, and an enclosed rear garden, this property would make an ideal family home. The accommodation briefly comprises an entrance hall, lounge, kitchen/diner, utility room, downstairs W.C., three double bedrooms with an en-suite to the main bedroom, and a family bathroom. CALL TO VIEW!

Entering via the front door leads into the light and airy entrance hall, where stairs flow to the first floor and doors grant access to the lounge, downstairs W.C., and the open-plan kitchen/diner. The lounge is located to the front of the property and offers two windows to the front aspect. Positioned to the rear of the property is the large open plan kitchen/diner that features a modern fitted kitchen with integrated appliances including and inset gas hob, integrated oven, integrated fridge/freezer, integrated dishwasher, inset stainless steel sink and drainer + mixer tap, inset ceiling spotlights, wood flooring, double French doors to the rear garden and a door to the utility room. Flowing through from the kitchen/diner, the useful utility room boasts a worktop with an inset sink and drainer, and space and plumbing for a washing machine. Completing the downstairs accommodation is the downstairs W.C. that features a close-coupled W.C. with half and full flush, wash hand basin, and a privacy window to the front aspect. Upstairs, the property features three double bedrooms with an en-suite to the main bedroom and a family bathroom. The main bedroom is located to the front of the property and features a window to the front aspect and a door to the modern en-suite shower room. Bedrooms two & three both sit to the rear of the property, and both offer a view to the rear aspect. Completing the upstairs accommodation is the stunning family bathroom that offers a panel bath, pedestal wash hand basin, close coupled W.C. and a privacy window to the front aspect.



Externally, the property sits on a good-sized plot and offers a driveway to the side that provides ample off-road parking. To the rear is a fully enclosed garden that is mainly laid to lawn with a patio seating area and an access gate to the driveway.



Entrance Hall 1.19m x 3.64m (3'11" x 11'11")

Downstairs W.C. 0.94m x 1.62m (3'1" x 5'4")

Lounge 3.38m x 3.64m (11'1" x 11'11")

Kitchen/Diner 5.81m x 6.32m (19'1" x 20'8")



Utility Room 1.92m x 1.65m (6'4" x 5'5")

Landing 1.19m x 3.87m (3'11" x 12'8")

Bedroom One 3.38m x 2.77m (11'1" x 9'1")

En-Suite 1.92m x 1.2m (6'4" x 3'11")



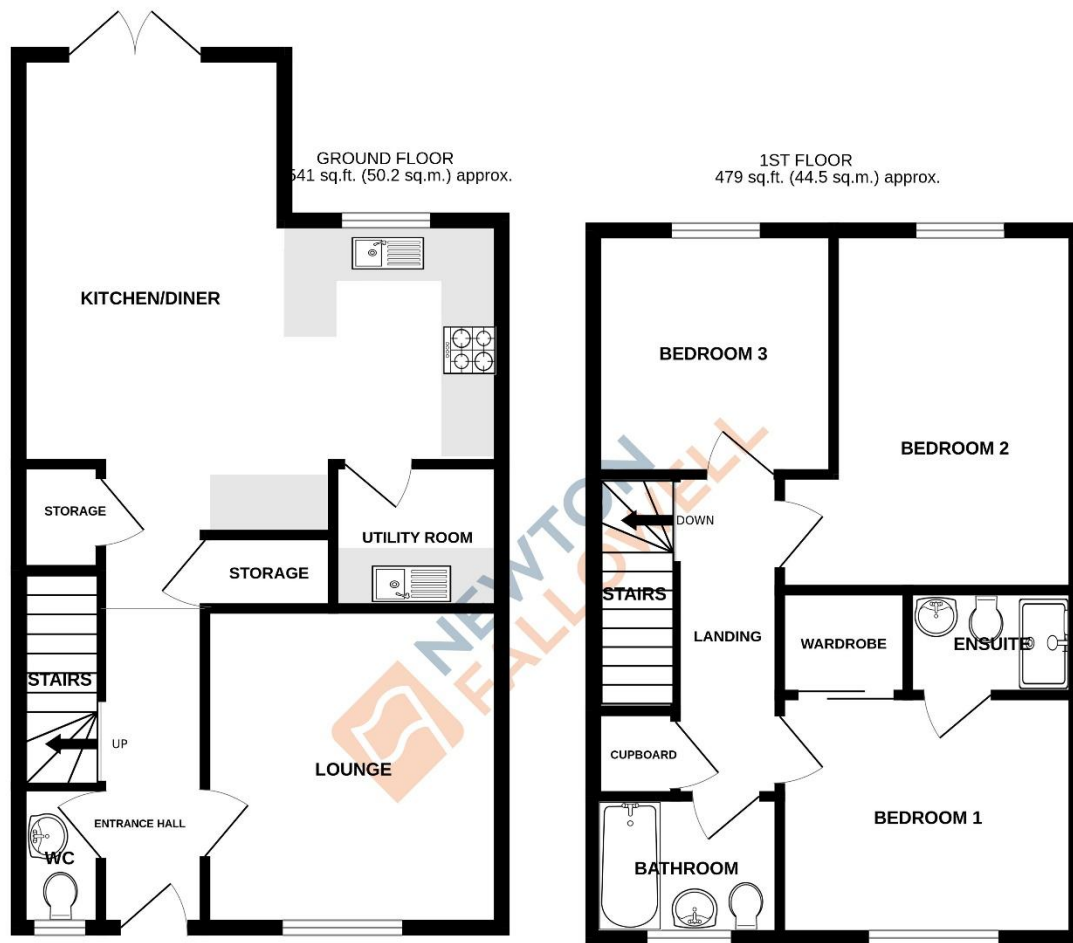
Bedroom Two 3.38m x 4.1m (11'1" x 13'6")

Bedroom Three 2.74m x 2.78m (9'0" x 9'1")

Family Bathroom 2.13m x 1.61m (7'0" x 5'4")







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TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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		94 A
81-91	B	84 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: B

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.