



15 Southwell Way, Bourne, PE10 0YT

 **NEWTON FALLOWELL**

 3  3  2

Key Features

- Semi Detached Family Home
- Three Bedrooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking for Two Vehicles
- Ideal Family Home
- Dual Aspect Kitchen Diner
- EPC Rating B
- Freehold

£245,000





Situated within the highly sought-after Elsea Park development, this well-presented three-bedroom semi-detached home enjoys a pleasant outlook with greenery to the left-hand side and a charming front garden. With an en-suite to the main bedroom, a private rear garden, and driveway parking for two vehicles, this move-in-ready home is ideal for families or first-time buyers.

Upon entering, you are welcomed by a spacious entrance hall, complete with a convenient downstairs WC and useful double-door storage cupboard. To the left, a generous lounge benefits from dual PVC windows, flooding the room with natural light. On the right, the dual-aspect kitchen/dining area is thoughtfully designed with modern base and wall-mounted units, a built-in oven, mixer sink, and space for freestanding appliances. French doors open directly from the kitchen onto the private, low-maintenance rear garden, which is walled on two sides, perfect for indoor-outdoor living. Upstairs, the landing leads to three well-proportioned bedrooms and a stylish three-piece family bathroom, partially tiled for a contemporary feel. The main bedroom enjoys the added luxury of its own en-suite shower room.

Outside, the property boasts a charming front garden that enhances its kerb appeal, a driveway with parking space for two vehicles, and an enclosed rear garden offering a balanced mix of lawn and paving.

This is a wonderful opportunity to acquire a beautifully situated home within one of the area's most sought-after developments.





Entrance Hall 2.69m x 1.22m (8'10" x 4'0")

Lounge 4.71m x 3.22m (15'6" x 10'7")



Kitchen/Diner 4.71m x 3.29m (15'6" x 10'10")

Landing 3.21m x 2.05m (10'6" x 6'8")

Bedroom One 3.19m x 3.29m (10'6" x 10'10")

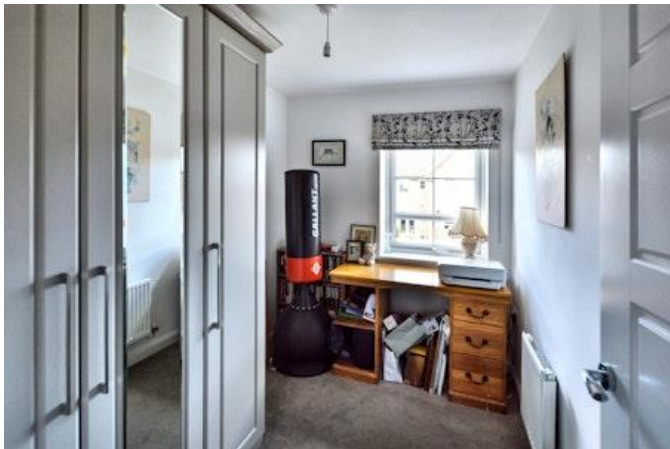
En-Suite 1.4m x 2.32m (4'7" x 7'7")



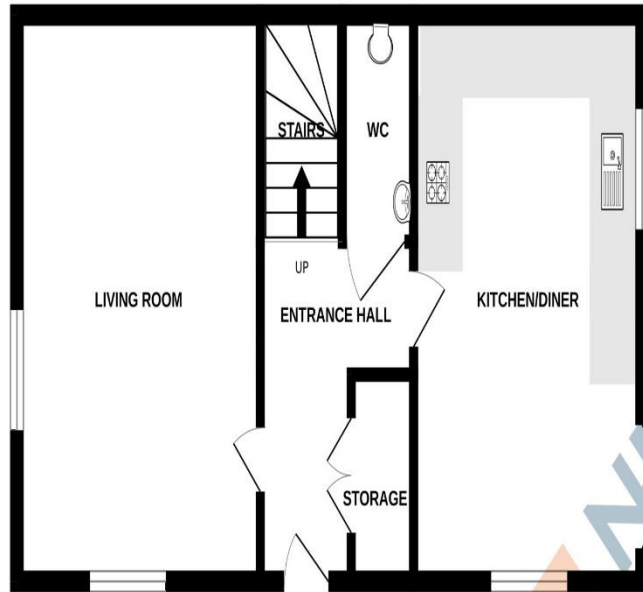
Bedroom Two 2.65m x 3.38m (8'8" x 11'1")

Bedroom Three 1.96m x 2.69m (6'5" x 8'10")

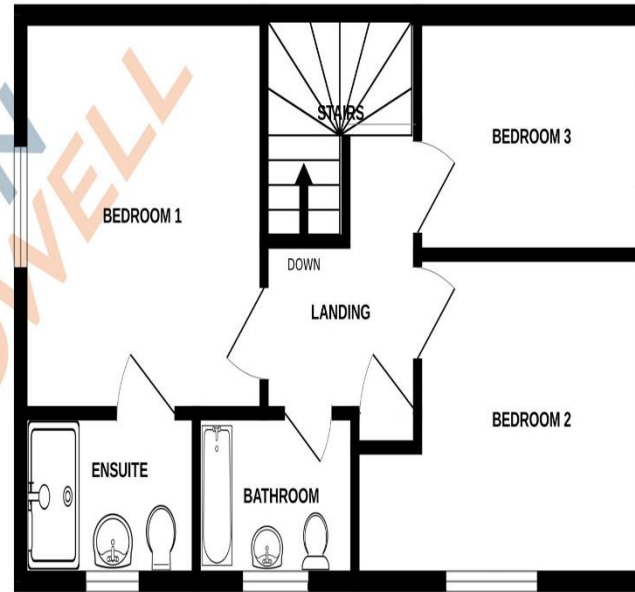
Family Bathroom 1.4m x 2.13m (4'7" x 7'0")



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



SOUTHWELL WAY, BOURNE

TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 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:
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.