



 **NEWTON
FALLOWELL**

2 Elizabeth Way, Bourne, PE10 0HN

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3 1 1

Key Features

- Detached Bungalow
- Three Bedrooms
- Corner Plot
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- Ideal Family Home
- Rear, Front and Side Garden
- No Onwards Chain!
- EPC Rating D
- Freehold

Offers in excess of £300,000





Situated in the popular village of Thurlby, this deceptively spacious three-bedroom detached bungalow is located in a quiet cul-de-sac with no through traffic. The property offers well-balanced accommodation throughout, including 2 out of 3 bedrooms being double, an integral garage, two driveways, a family bathroom, generous living room, utility room, and a kitchen/dining area. It also benefits from private front and rear gardens, a recently fitted boiler (2023), and newly updated fascias.

Upon entering, you are welcomed into an entrance hallway laid with attractive parquet flooring. To the left is a spacious lounge laid to carpet, featuring large windows. Adjacent is the principal bedroom, also laid to carpet and positioned to the front aspect. Further along the hallway are bedrooms two and three, both well-proportioned rooms, with bedroom three featuring French doors that open directly onto the rear garden. The contemporary family bathroom is mainly laid to tile and includes a bath with an overhead shower, WC, and wash basin. To the left of the bathroom is the kitchen/dining area, laid to tile and fitted with white wood wall and base units, ample worktop space, a bespoke breakfast bar, a built-in seated dining area, and a range cooker. Leading off the kitchen is the utility room, offering additional cabinetry and worktop space, along with space for freestanding appliances. A rear door provides direct access to the garden, and an internal door leads to the integral garage.



Externally, the property boasts two driveways—one at the front and one at the rear—offering ample off-road parking. The well-maintained rear garden includes a patio seating area and a lawn, while the private front garden is framed by mature borders, providing a welcoming entrance to the home.



Entrance Hall

Hall

Bedroom One 3.54m x 3.15m (11'7" x 10'4")

Bedroom two 3.54m x 2.64m (11'7" x 8'8")

Bedroom Three 3.54m x 2.78m (11'7" x 9'1")

Bathroom 2.46m x 1.84m (8'1" x 6'0")

Kitchen/Breakfast Room 4.02m x 2.78m (13'2" x 9'1")

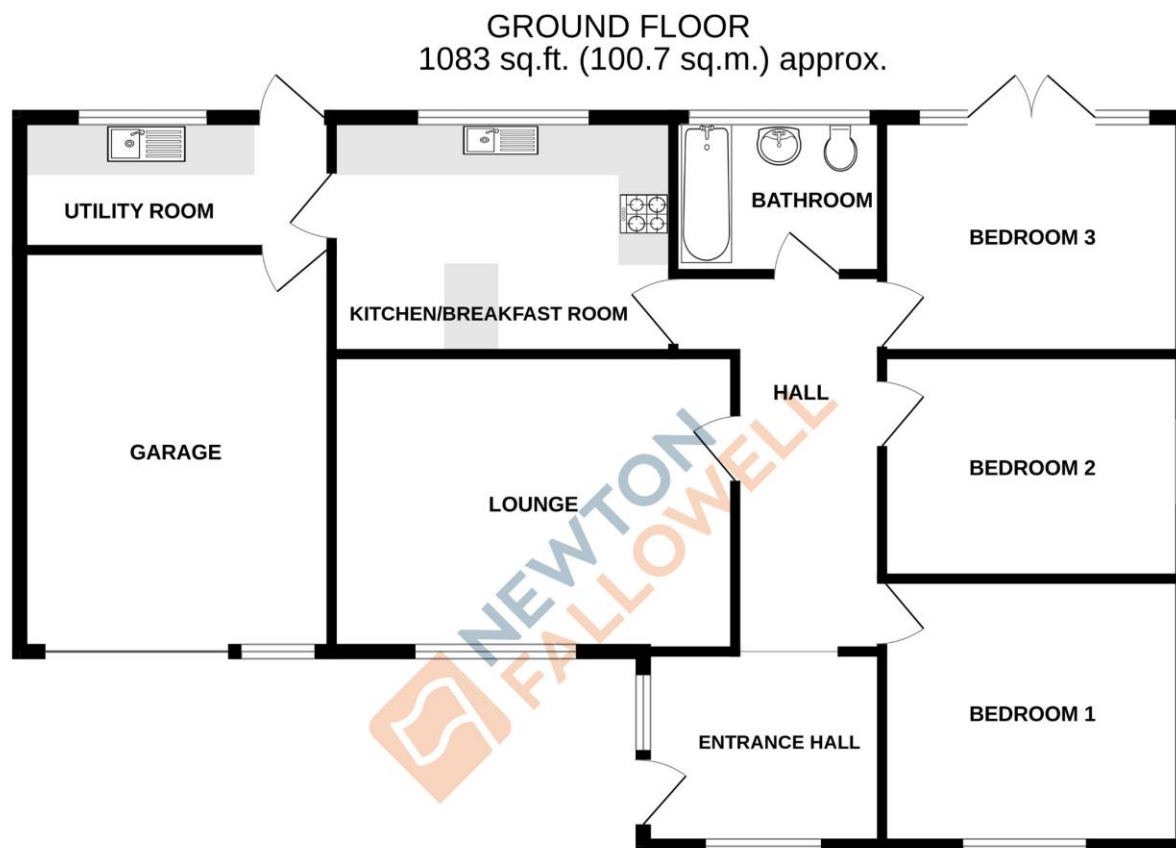
Utility Room 3.67m x 1.56m (12'0" x 5'1")

Lounge 4.75m x 3.5m (15'7" x 11'6")

Garage 3.67m x 4m (12'0" x 13'1")







ELIZABETH WAY, BOURNE PE10 0HN

TOTAL FLOOR AREA: 1083 sq.ft. (100.7 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
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.