



16 Westwood Drive, Bourne, PE10 9QH

 **NEWTON FALLOWELL**



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## Key Features

- Detached Bungalow in Desirable Cul-De-Sac
- THREE BEDROOMS
- Modern Kitchen Diner
- DRIVEWAY FOR MULTIPLE VEHICLES
- Contemporary Family Bathroom with En-suite To Main Bedroom
- Enclosed Rear Garden
- OWNED Solar Panels
- EPC Rating C
- Freehold

OIRO £325,000







This deceptively spacious three-bedroom detached bungalow offers well-proportioned and versatile accommodation throughout. The property comprises three generous double bedrooms, including a principal bedroom with en suite, a modern family bathroom, a spacious living room, and an open-plan kitchen/dining area. Occupying a generous plot, the home further benefits from a private, well-maintained rear garden and newly installed, owned solar panels, providing excellent energy efficiency.

The accommodation is arranged around a welcoming central hallway. To the left is the principal bedroom, a light-filled space featuring built-in wardrobes, large windows, and a contemporary en suite shower room. Adjacent is the stylish family bathroom, fitted with a bath and overhead shower, WC, wash basin, and finished with full tiling. To the right of the hallway are bedrooms two and three, both comfortable double rooms, with bedroom two also offering built-in storage.

Positioned at the rear of the property, the generous living room enjoys views of the garden and features a central fireplace along with French doors opening onto the outdoor space. This room flows seamlessly into the open-plan kitchen/dining area, which is well-appointed with bespoke breakfast bar seating, white wood cabinetry, and solid oak worktops. Additional French doors provide further access to the garden, creating an ideal space for both everyday living and entertaining.

Externally, the property offers a driveway providing off-road parking for multiple vehicles and a private rear garden, laid mainly to lawn with a patio seating area, perfect for outdoor relaxation.







Hallway

Lounge 3.55m x 6.19m (11'7" x 20'4")

Kitchen 5.07m x 2.42m (16'7" x 7'11")

Dining Room 3.41m x 3.84m (11'2" x 12'7")



Principal Bedroom 3.63m x 3.57m (11'11" x 11'8")

En- Suite 1.82m x 1.53m (6'0" x 5'0")

Bedroom Two 4.05m x 2.49m (13'4" x 8'2")

Bedroom Three 3.01m x 2.64m (9'11" x 8'8")

Family Bathroom 1.75m x 1.71m (5'8" x 5'7")

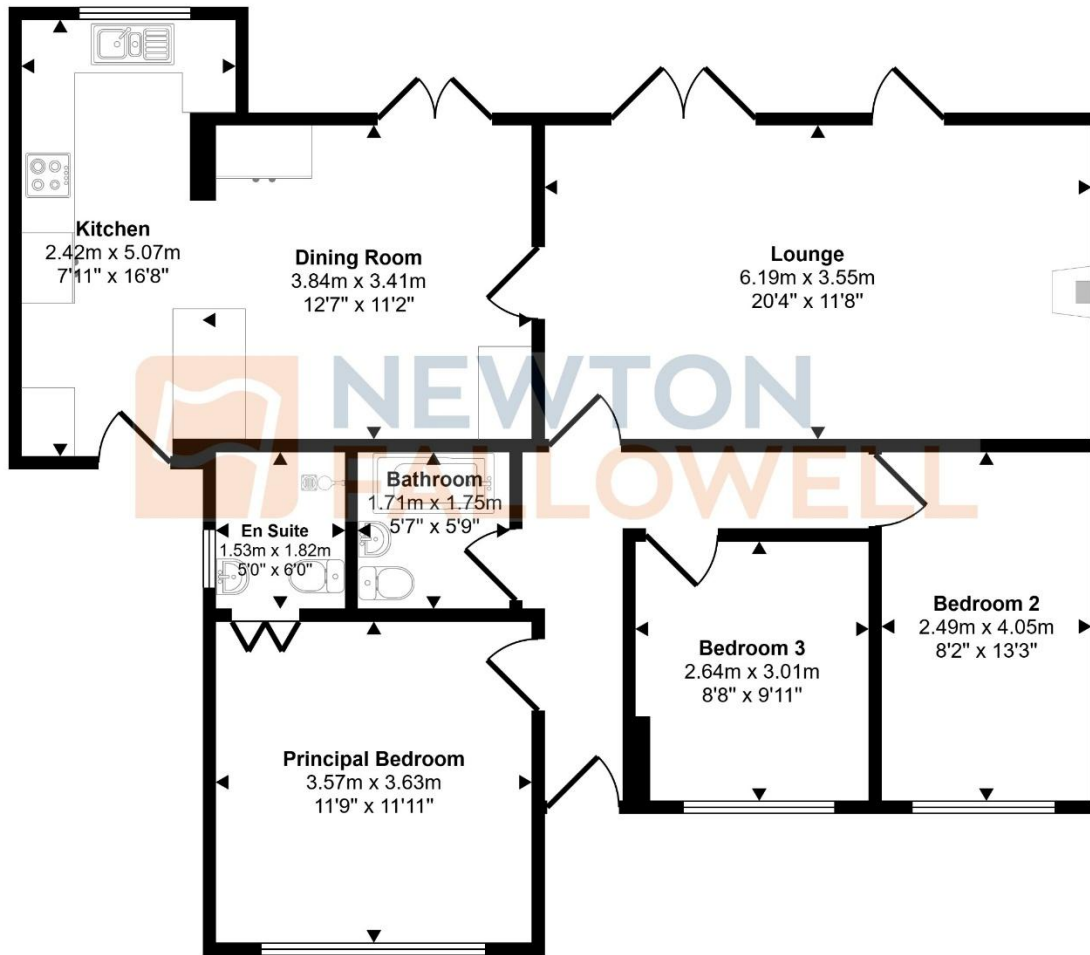








Approx Gross Internal Area  
95 sq m / 1024 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
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.



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