



41 Browning Court, Bourne  
£220,000

 **NEWTON FALLOWELL**

## 41 Browning Court

### Bourne

This spacious two-bedroom, two-bathroom flat offers an exceptional blend of comfort and modern living, thoughtfully designed to meet the needs of today's discerning residents. The property features a bright and inviting entrance hallway, enhanced by ample natural light streaming through large windows and finished with decorative carpeting and subtle wall lighting for a warm welcome. The main reception room is beautifully appointed, featuring a generous seating area, a large window that fills the space with sunlight and a charming fireplace that adds character and a sense of homeliness. Both bedrooms benefit from abundant natural light and boast neutral décor, with one bedroom featuring a built-in mirrored wardrobe and elegant chandelier lighting, creating a sophisticated yet practical retreat. The flat's layout is further enhanced by the large hallway, ensuring convenient access to every room while maintaining a sense of openness and flow throughout.

The property is equipped with a modern kitchen that includes contemporary wooden cabinetry, integrated appliances such as a built-in oven and ample countertop space for meal preparation. A large window allows natural light to flood the kitchen, creating a bright and functional cooking environment. Both bathrooms are finished to a high standard; one offers a sleek walk-in shower with integrated shelving, modern tiling, and a bath with a safety handle for added accessibility, while the other bathroom features a toilet with basin. Additional features include elegant wall-mounted lighting, plush seating in communal areas, and neutral colour schemes throughout, offering a versatile canvas for personalisation.





Residents have access to a beautifully maintained communal garden, complete with a spacious lawn, a charming pergola and a dedicated outdoor seating area with umbrellas - ideal for social gatherings, relaxation, or simply enjoying the outdoors. The overall ambience of the flat is one of warmth and sophistication, combining practical features like built-in storage and modern fittings with inviting communal spaces. This property is perfectly suited for those seeking a comfortable, contemporary lifestyle in a well-appointed home that effortlessly balances style, convenience, and the benefits of shared outdoor amenities. Early viewing is highly recommended to fully appreciate all that this delightful flat has to offer.

#### **Entrance Hall**

34' 5" x 4' 6" (10.49m x 1.37m)

#### **Wc**

6' 6" x 4' 5" (1.99m x 1.34m)

#### **Bathroom**

11' 2" x 8' 1" (3.40m x 2.46m)

#### **Kitchen**

11' 3" x 8' 0" (3.42m x 2.43m)

#### **Living Room**

16' 5" x 11' 6" (5.01m x 3.51m)

#### **Bedroom 1**

14' 6" x 10' 6" (4.43m x 3.21m)

#### **Bedroom 2**

12' 1" x 10' 7" (3.69m x 3.22m)

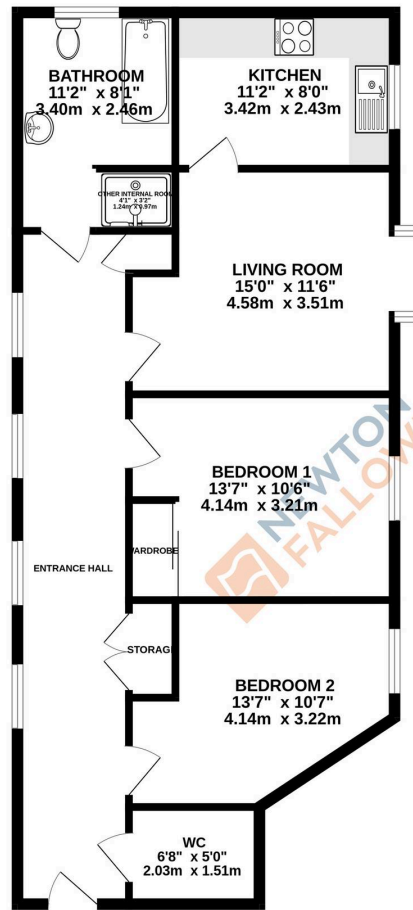
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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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## Newton Fallowell - Bourne

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