



59 Lingfield Park, Bourne
£225,000

 **NEWTON FALLOWELL**

59 Lingfield Park

Bourne

An immaculately presented three-bedroom home offering well-proportioned accommodation, modern living spaces and a garage. This attractive property needs to be seen internally to be fully appreciated.

Upon entering, the property welcomes you into a spacious entrance hall, providing access to the principal ground-floor rooms and stairs rising to the first floor.

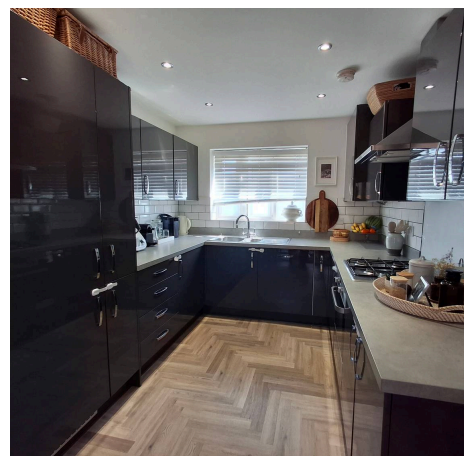
The living room is a bright and generously proportioned reception space, offering an ideal setting for relaxing and entertaining. The kitchen/dining room provides a practical and sociable heart to the home, with ample room for both cooking and dining. The kitchen benefits from a range of integrated appliances, including a fridge freezer, washing machine and dishwasher, creating a well-equipped and convenient space for everyday living. A useful ground-floor WC completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, providing excellent facilities for both family life and visiting guests.

Externally, the property further benefits from a garage with electric operation, providing secure parking and valuable additional storage.

The home is presented to an exceptionally high standard throughout, with a clean, stylish and well-maintained interior that is ready for its new owners to move straight into. This is a superb opportunity for anyone seeking a beautifully presented modern home with three bedrooms, excellent living space and a garage.

Internal viewing is highly recommended to truly appreciate the presentation, proportions and quality this wonderful home has to offer.





Entrance Hall

Kitchen Diner

16' 8" x 11' 5" (5.09m x 3.47m)

Living Room

16' 8" x 9' 1" (5.09m x 2.78m)

WC

5' 8" x 3' 1" (1.73m x 0.95m)

Landing

Bedroom One

10' 5" x 9' 11" (3.18m x 3.02m)

En-suite

6' 0" x 7' 10" (1.84m x 2.40m)

Bedroom Two

9' 9" x 9' 2" (2.96m x 2.80m)

Bedroom Three

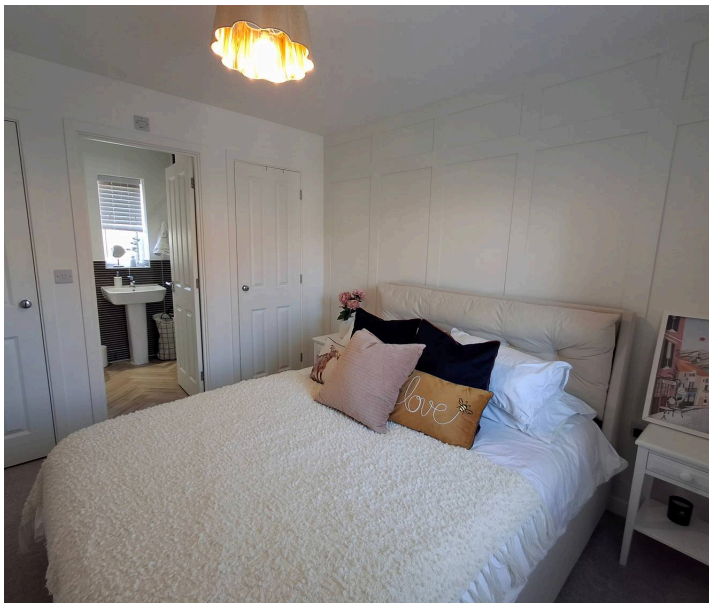
6' 9" x 9' 11" (2.07m x 3.02m)

Bathroom

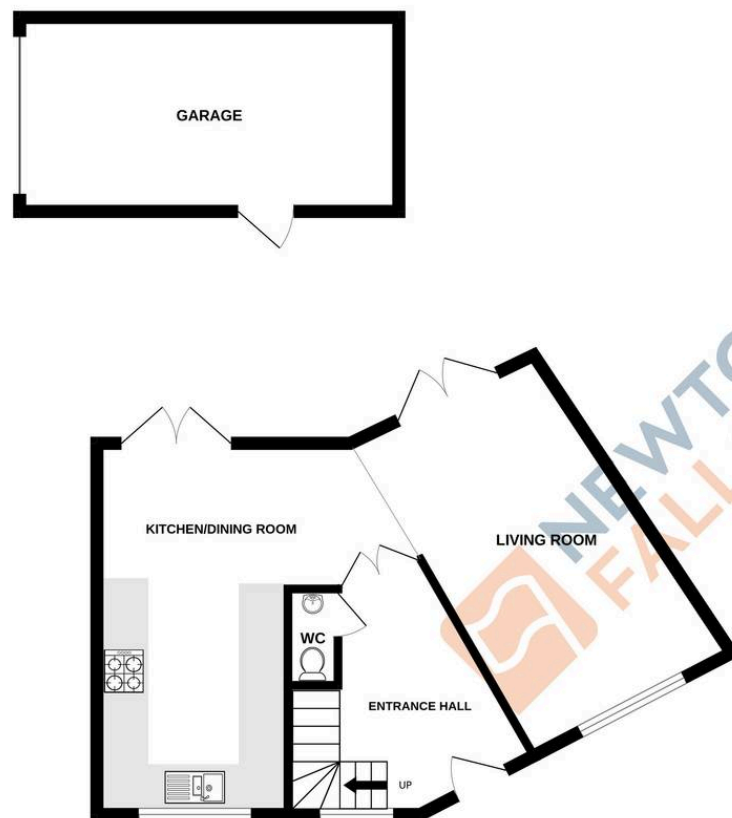
6' 2" x 6' 5" (1.88m x 1.96m)

Garage

8' 9" x 17' 1" (2.66m x 5.20m)



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne