



51 West Road, Bourne
£489,500

 **NEWTON FALLOWELL**

51 West Road

Bourne, Bourne

This beautifully presented four bedroom semi-detached period property offers an exceptional blend of classic charm and contemporary comfort, making it an ideal family home. Upon entering, you are welcomed by a spacious hallway that leads to two generous reception rooms, perfect for both formal entertaining and relaxed family living.

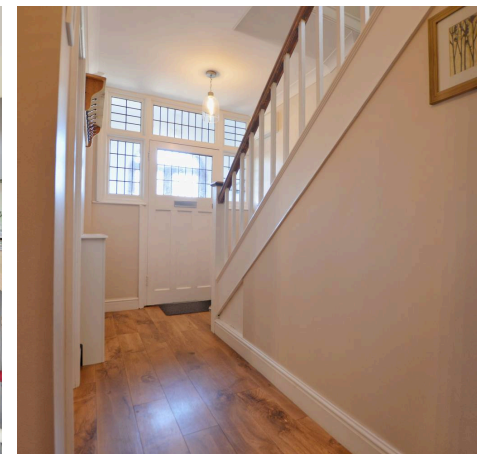
The extended layout provides ample space for a growing family, with each of the four double bedrooms thoughtfully designed to provide comfort and flexibility. The heart of the home is the modern kitchen which features a comprehensive range of integrated appliances, sleek cabinetry and practical work surfaces, making it a delight for home cooks and those who enjoy hosting.

The home benefits from having multiple living spaces with the snug off the dining area with a log burner installed and front living room which features a bay window and original features. The property layout flows well into each space offering multiple areas for a growing family. The property also benefits from a stylish four piece family bathroom, a separate shower room complete with underfloor heating and an additional W.C for added convenience.

The bedrooms comfortably fit double beds in with an abundance of natural light enhancing the space. Each area of this home is immaculately presented and has been updated throughout. The large private garden space also adds to the appeal of this home as the partitioned areas enhance the outdoor space with access to the side of the property to the driveway and doors into the garage.

Council Tax band: D

Tenure: Freehold





Period features have been lovingly preserved and enhanced throughout, including high ceilings, original coving and large windows that flood the interior with natural light. This extended family home has been meticulously maintained and thoughtfully updated to combine the elegance of its original architecture with the practicalities of modern living. With its versatile living spaces, well-appointed bedrooms and high-quality fixtures and fittings throughout, this property is perfectly positioned to provide comfortable and stylish accommodation for families seeking a unique and characterful residence.

The location offers easy access to local amenities, reputable schools and transport links, ensuring that daily life is both convenient and enjoyable. Early viewing is highly recommended to fully appreciate the quality and scale of accommodation on offer within this impressive period home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Porch
2' 6" x 6' 6" (0.76m x 1.97m)

Entrance Hall

Living Room
14' 10" x 13' 11" (4.53m x 4.25m)

Snug
13' 5" x 11' 11" (4.10m x 3.62m)

Kitchen/Diner
22' 10" x 19' 3" (6.95m x 5.86m)

W.C
5' 5" x 2' 9" (1.66m x 0.84m)

Landing

Bedroom One
13' 4" x 11' 11" (4.07m x 3.62m)

Bedroom Two
15' 2" x 12' 1" (4.62m x 3.68m)

Bedroom Three
11' 5" x 9' 1" (3.47m x 2.76m)

Bedroom Four
8' 11" x 8' 11" (2.72m x 2.71m)

Bathroom
8' 10" x 7' 10" (2.69m x 2.39m)

Shower Room
5' 5" x 5' 1" (1.64m x 1.54m)





REAR GARDEN

GARAGE

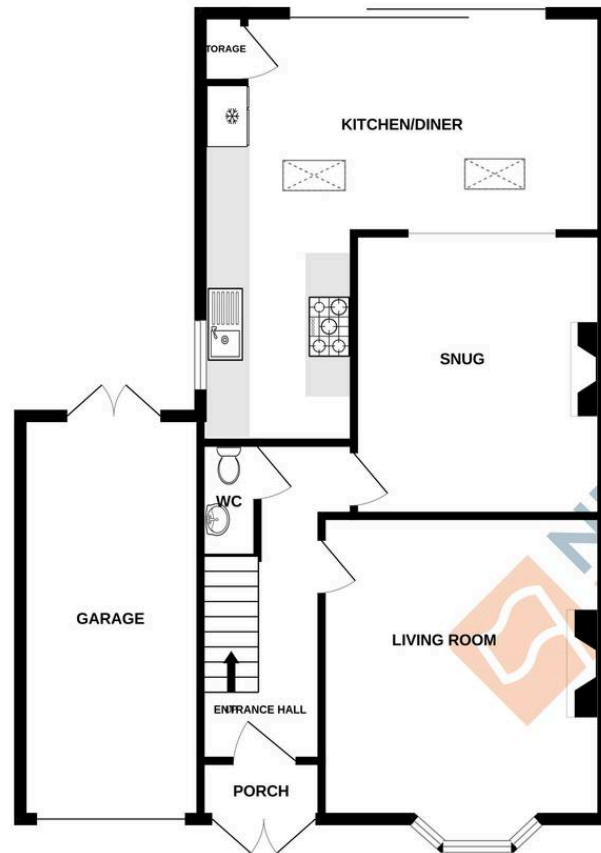
Single Garage

DRIVEWAY

4 Parking Spaces



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.1 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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