



**FOR
SALE**

**NEWTON
FALLOWELL**
01778 422567
newtonfallowell.co.uk

44 Bath Close, Bourne
£250,000

 **NEWTON FALLOWELL**

44 Bath Close

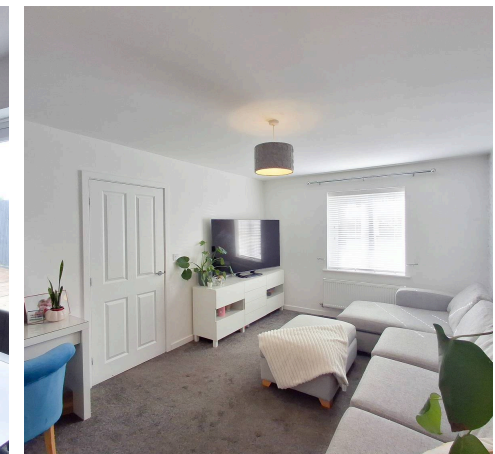
Bourne

This extended three bedroom semi detached home offers spacious and flexible accommodation, ideal for family living.

The property opens into a welcoming entrance hall, leading to a generous lounge with ample natural light. The large kitchen/diner is fitted with modern integrated appliances and provides plenty of space for casual dining and entertaining. Adjoining the kitchen is a useful utility room which has been an extension on the property in recent years making it a valuable addition to the home and a stand out point for any similar properties. The ground floor also benefits from a convenient downstairs W.C.

Upstairs, there are three well-proportioned bedrooms, including a principal suite with its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Quality finishes are evident throughout, ensuring comfort and style in every room. Additional features include gas central heating and double glazing for year-round efficiency.

Externally, the property boasts off-road parking for multiple vehicles and a single garage (ideal for secure storage or additional parking). The private rear garden is mainly laid to lawn and offers a safe space for children to play or for relaxing during warmer months. A paved patio area is perfect for al fresco dining or entertaining guests. The garden is enclosed by fencing, providing privacy and security, while mature borders add a touch of greenery. Side access leads conveniently from the front of the property to the garden, enhancing practicality for families and pet owners. The property is situated in a sought-after residential area, close to local amenities, schools, and transport links, making it a superb choice for those seeking a comfortable and well-connected family home.





Entrance Hall

Living Room

10' 10" x 15' 8" (3.30m x 4.78m)

Kitchen/Diner

17' 8" x 9' 10" (5.38m x 3.00m)

Utility Room

8' 9" x 4' 4" (2.66m x 1.31m)

W.C

6' 2" x 3' 0" (1.89m x 0.91m)

Bedroom One

10' 4" x 9' 7" (3.15m x 2.92m)

En-Suite

4' 5" x 8' 3" (1.35m x 2.51m)

Bedroom Two

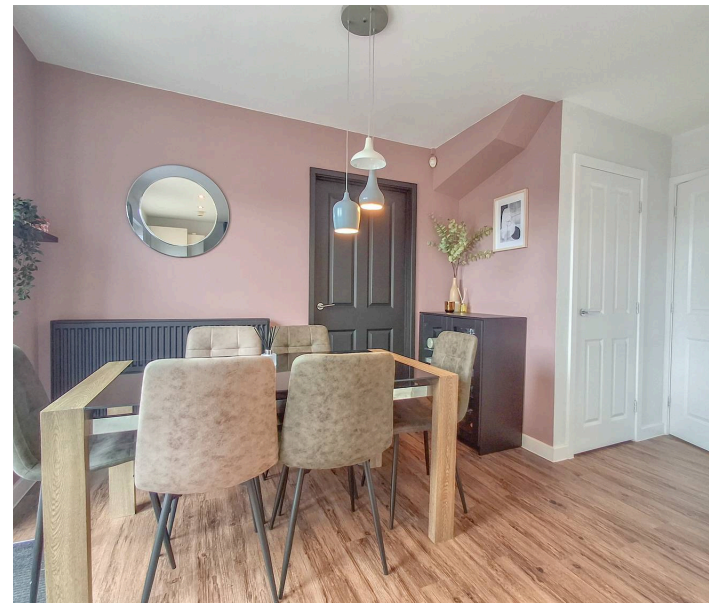
9' 11" x 9' 0" (3.02m x 2.74m)

Bedroom Three

7' 6" x 8' 8" (2.29m x 2.64m)

Bathroom

7' 1" x 6' 2" (2.16m x 1.88m)



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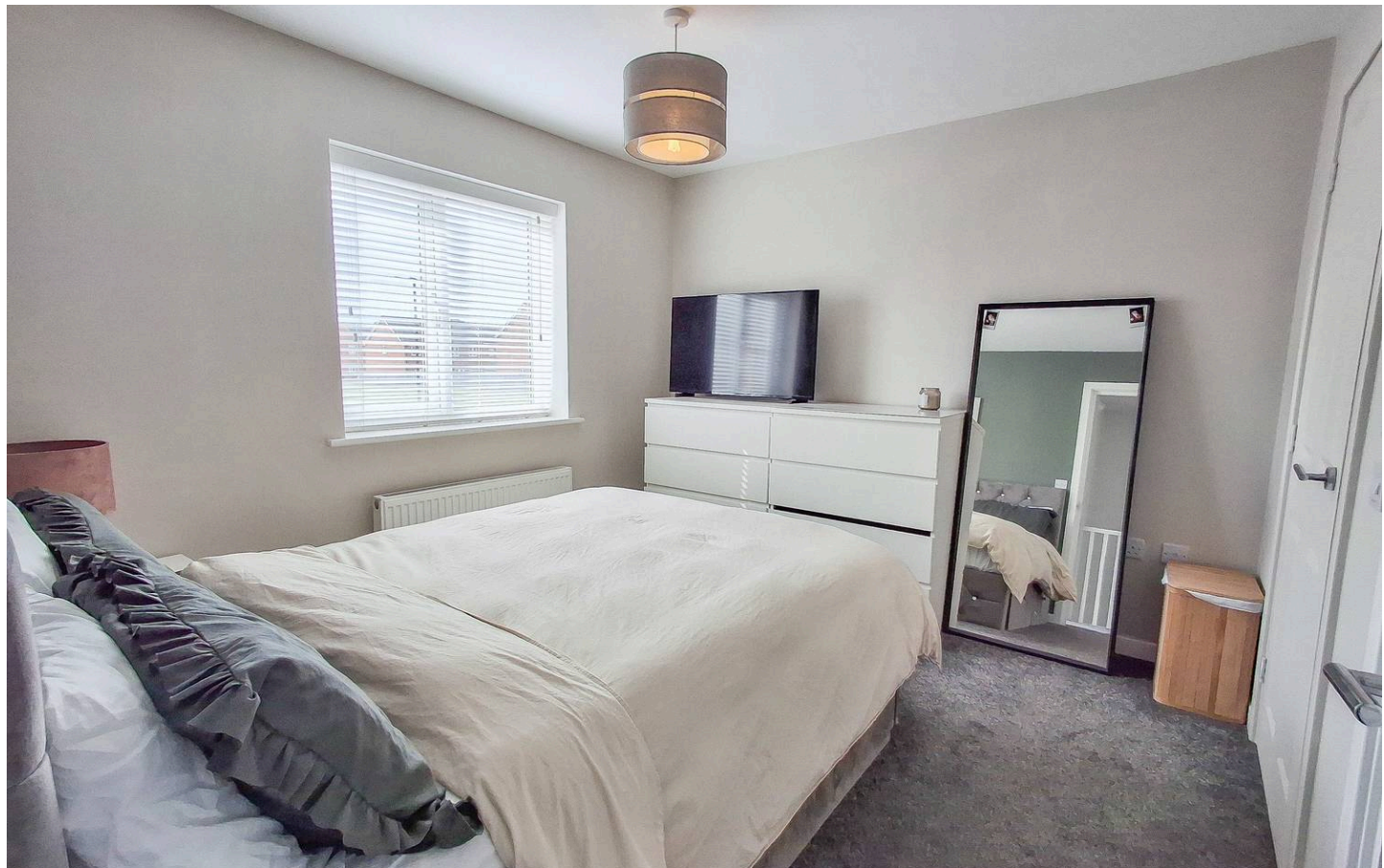
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REAR GARDEN

Garage

Single Garage

Driveway

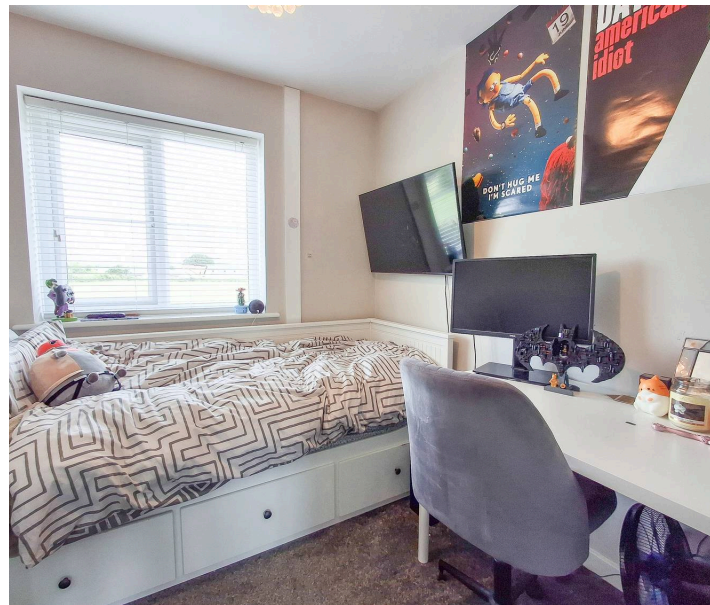
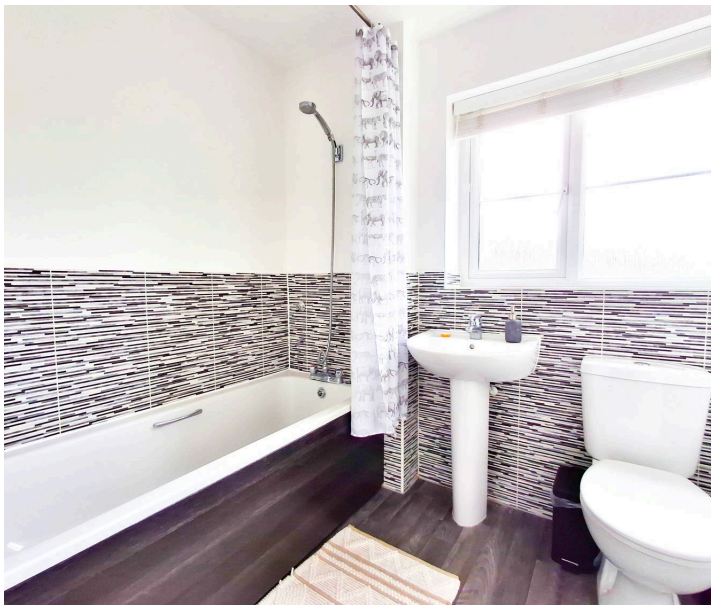
2 Parking Spaces

Council Tax band: B

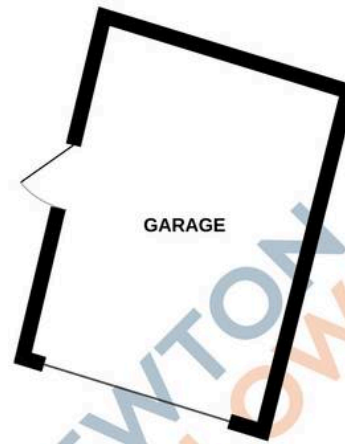
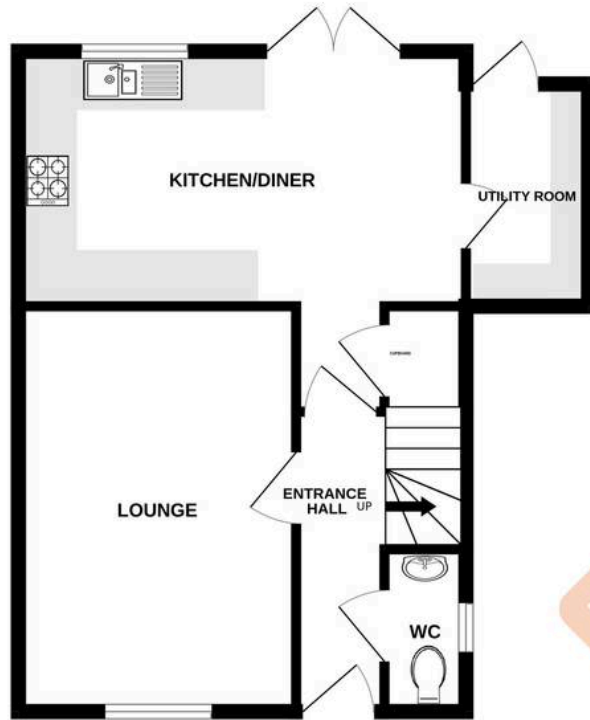
Tenure: Freehold

EPC Energy Efficiency Rating: C

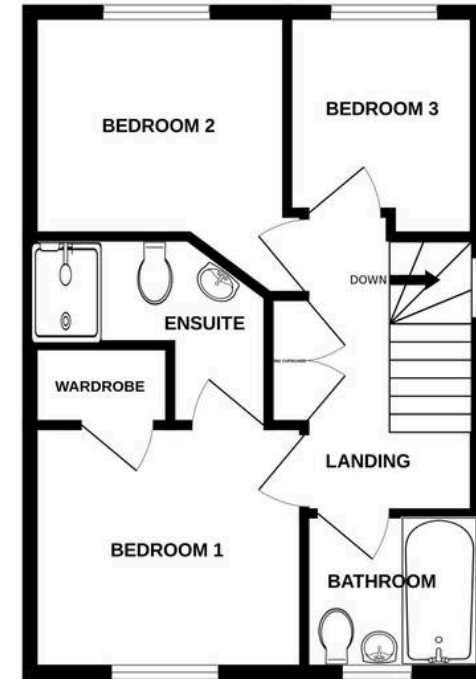
EPC Environmental Impact Rating: C



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (98.0 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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