



11 Mountbatten Way, Bourne
£350,000

 **NEWTON FALLOWELL**

11 Mountbatten Way

Bourne

Offered for sale with **no onward chain**, this spacious and well-proportioned family home is ideally situated in the popular market town of Bourne, within walking distance of local schools and a range of town centre amenities.

The property offers versatile accommodation throughout, including two reception rooms, providing excellent space for both family living and entertaining. The ground floor comprises an entrance hall, a well-sized kitchen, a separate utility room, a convenient downstairs WC, a generous living room and a separate dining room.

To the first floor, there are four bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom and landing area.

Externally, the property benefits from a **south-facing rear garden**, ideal for enjoying the sunshine and outdoor entertaining. To the front, there is a **double garage and ample off-road parking**, making this an excellent choice for families or those requiring additional vehicle and storage space.

Situated in the desirable town of Bourne, the property is conveniently placed for local schools, shops and everyday amenities, making it an ideal home for families and a range of prospective purchasers alike.

Early viewing is highly recommended to appreciate the space, location and potential this property has to offer.





Entrance Hall

Living Room

16' 4" x 11' 8" (4.98m x 3.56m)

Dining Room

12' 8" x 11' 8" (3.87m x 3.56m)

Kitchen

12' 9" x 13' 0" (3.88m x 3.96m)

Utility Room

7' 5" x 6' 5" (2.27m x 1.95m)

WC

4' 6" x 6' 5" (1.37m x 1.95m)

Landing

Bedroom One

12' 8" x 11' 8" (3.87m x 3.56m)

En-suite

6' 1" x 7' 9" (1.86m x 2.35m)

Bedroom Two

12' 2" x 11' 8" (3.71m x 3.56m)

Bedroom Three

9' 1" x 13' 0" (2.76m x 3.96m)

Bedroom Four

8' 8" x 6' 6" (2.63m x 1.98m)

Bathroom

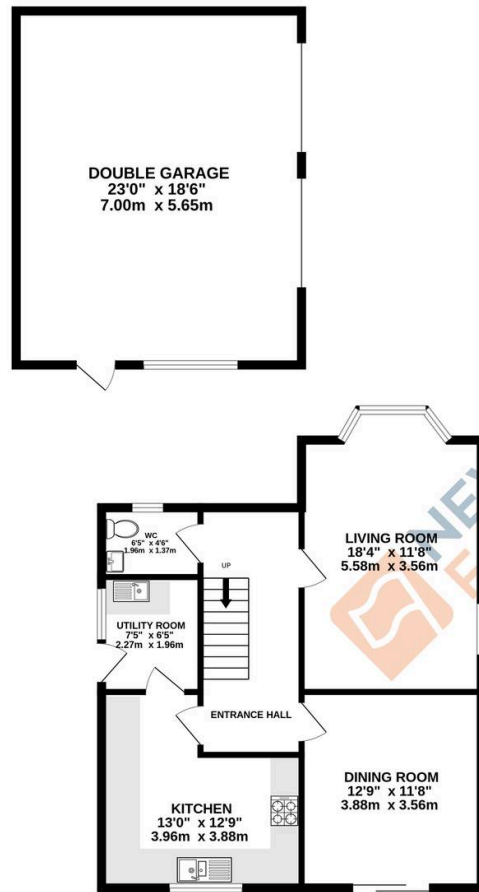
7' 0" x 6' 6" (2.14m x 1.98m)

Double Garage

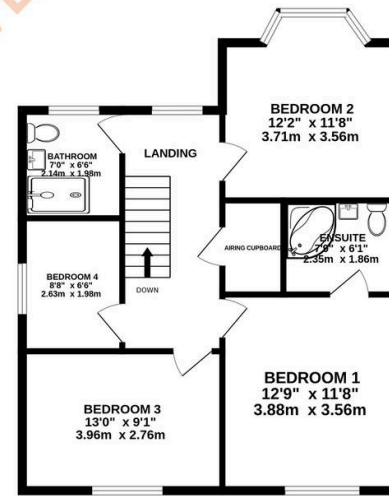
23' 0" x 18' 6" (7.00m x 5.65m)



GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1768 sq.ft. (164.2 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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