



15 Southwell Way, Bourne
£250,000

 **NEWTON FALLOWELL**

15 Southwell Way

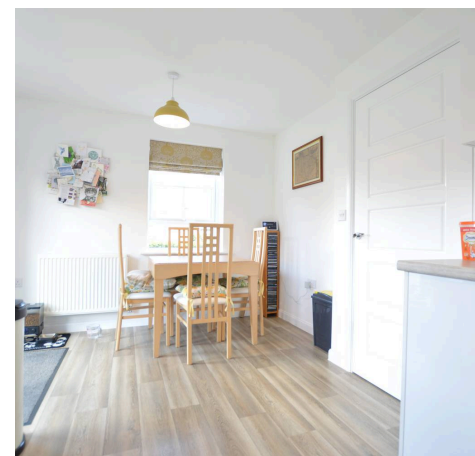
Bourne, Bourne

This semi-detached family home offers a well-proportioned interior with three bedrooms and two bathrooms, making it suitable for a variety of households seeking comfort and convenience. The property is set over two floors, providing a thoughtfully designed layout that maximises the available space.

The main living space provides a dual aspect view with green space to the left of the property with ample natural light enhancing the sense of openness throughout the home. The hallway provides access to built in storage, the living spaces and downstairs W.C.

Upstairs you are welcomed with a spacious landing with access to the main bathroom and three well sized bedrooms with plenty of natural light in all of the rooms. The main bedroom benefits from an en-suite and an outlook overlooking the greenspace to the side of the property.

The private rear garden offers a secure and pleasant outdoor area. The space is easily accessible from the kitchen/diner with patio doors opening into the garden space which is not immediately overlooked. In addition, the property features off-road parking to the rear located on a private driveway with parking for 2 vehicles.





Entrance Hall

8' 10" x 4' 0" (2.69m x 1.22m)

Living Room

15' 5" x 10' 7" (4.71m x 3.22m)

Kitchen/Diner

15' 5" x 10' 10" (4.71m x 3.29m)

Landing

10' 6" x 6' 9" (3.21m x 2.05m)

Bedroom One

10' 6" x 10' 10" (3.19m x 3.29m)

En-Suite

4' 7" x 7' 7" (1.40m x 2.32m)

Bedroom Two

8' 8" x 11' 1" (2.65m x 3.38m)

Bedroom Three

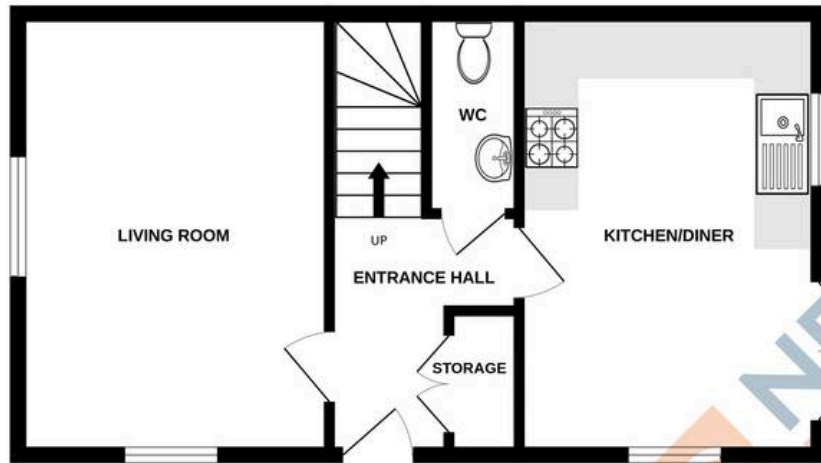
8' 10" x 6' 5" (2.69m x 1.96m)

Bathroom

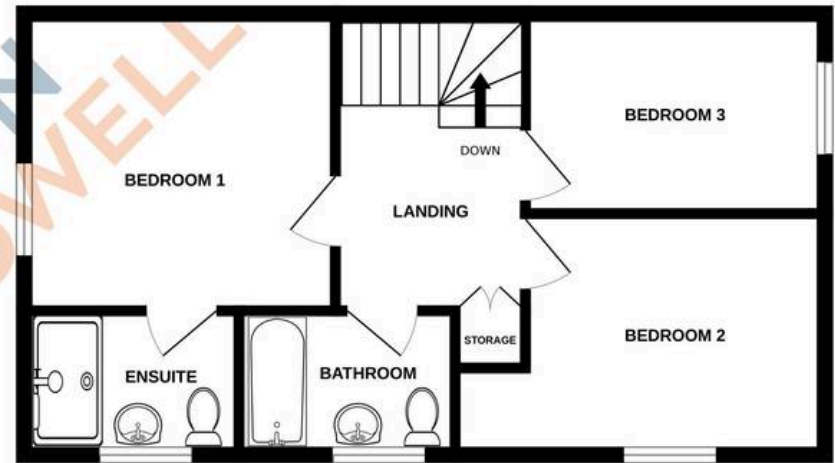
4' 7" x 7' 0" (1.40m x 2.13m)



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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