

48 Newbury Crescent, Bourne

£250,000

NEWTON FALLOWELL

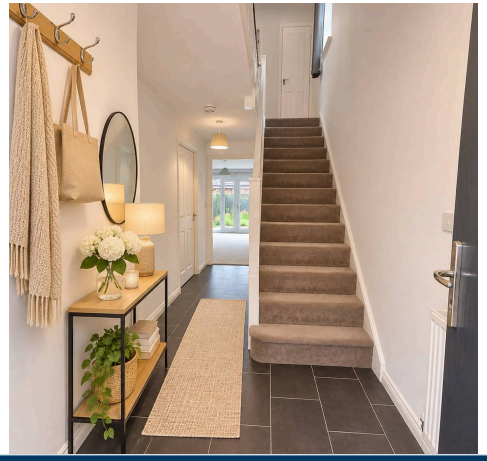
48 Newbury Crescent

Bourne

This beautifully presented three bedroom semi detached house offers a superb blend of modern comfort and classic charm, providing an ideal home for families or professionals seeking space and versatility. Upon entering the property, you are welcomed by a bright entrance hallway that leads to a spacious living room, which is flooded with natural light from French doors & windows. The contemporary kitchen is thoughtfully designed with a range of integrated appliances, ample storage, and generous worktop space, making it well suited for both every-day living and entertaining guests, along with accommodating a breakfast area. Upstairs, the property boasts three well proportioned bedrooms arranged over two floors including the main bedroom which hosts a dressing area and ensuite shower room, while the remaining bedrooms are served by a modern family bathroom, complete with a white three piece suite and high quality fixtures. Further features include tasteful neutral décor throughout, double glazing, and efficient central heating, all contributing to a warm and inviting atmosphere. The property also benefits from a convenient downstairs cloakroom, offering practical solutions for busy daily routines. With its generous layout, high specification finishes, and thoughtful touches, this home is perfectly positioned to cater to a variety of lifestyles. Located within easy reach of reputable schools, local shops, and excellent transport links, this property presents a fantastic opportunity for buyers looking to settle in a sought after residential area. Early viewing is highly recommended to fully appreciate the space, style, and quality on offer.

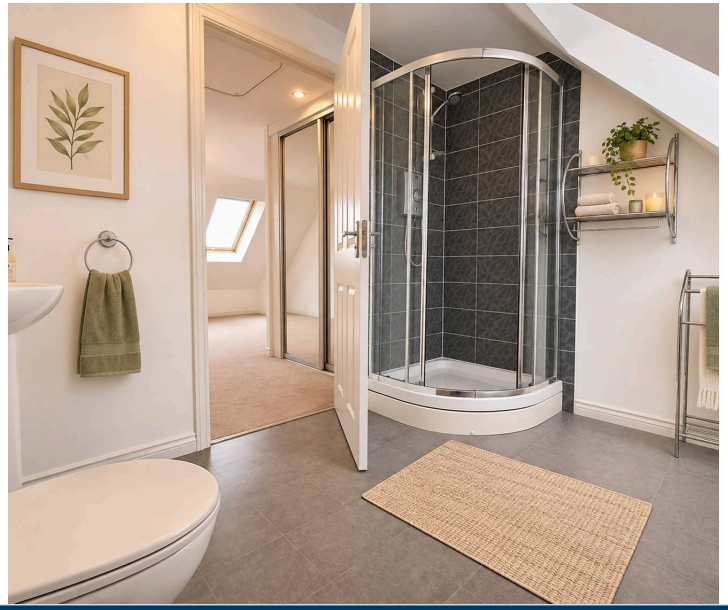














Entrance Hall

Ground Floor WC

Kitchen / Breakfast Room
16' 0" x 6' 2" (4.87m x 1.88m)

Lounge / Diner
12' 11" x 14' 7" (3.93m x 4.45m)

First Floor Landing

Bedroom Two
11' 1" x 6' 3" (3.38m x 1.90m)

Bedroom Three
12' 11" x 12' 5" (3.93m x 3.79m)

Bathroom
6' 9" x 6' 3" (2.06m x 1.90m)

Bedroom One
12' 11" x 12' 3" (3.93m x 3.73m)

Dressing Area
9' 4" x 5' 2" (2.85m x 1.57m)

Ensuite Shower Room
9' 4" x 7' 9" (2.85m x 2.36m)

Garage
17' 4" x 8' 7" (5.28m x 2.62m)

Agent note
Some images have been enhanced via AI which differ to the property which is vacant. These enhancements include staged furniture and colour schemes.

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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