



2 Mallard Street, Bourne

Guide Price £250,000

 **NEWTON FALLOWELL**

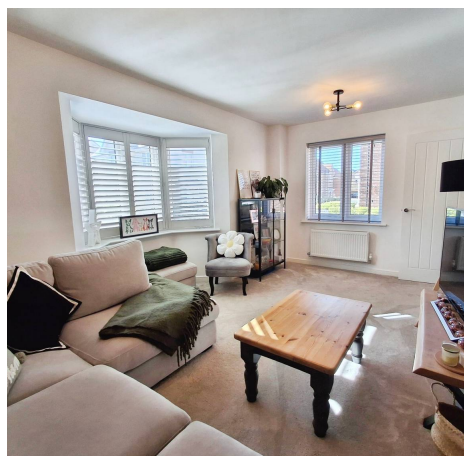
2 Mallard Street

Bourne

This impressive three-bedroom detached house offers an exceptional opportunity for families seeking a modern and spacious home in a sought after location, within walking distance of local schools and amenities and being sold with NO ONWARD CHAIN.

Occupying a desirable corner plot with open aspects to the front, the property welcomes you into a light-filled lounge that provides an inviting setting for relaxation and entertaining. The heart of the home is the contemporary kitchen and dining area, thoughtfully designed to create a versatile space for family meals and social gatherings, with ample storage and high-quality fittings throughout. Upstairs, the property boasts three generous bedrooms, including a principal bedroom with a stylish ensuite shower room, while the further bedrooms are well-proportioned and ideal for children, guests, or a home office. A modern family bathroom completes the first-floor accommodation, featuring sleek fixtures and a fresh, neutral décor. Additional practical benefits include tandem length parking for two cars, ensuring convenience for busy households.

Set in a peaceful residential area, this stunning detached home combines comfort, style, and functionality, making it a superb choice for families and professionals alike. Viewing is highly recommended to fully appreciate the quality and appeal of this beautifully presented property.





Entrance Hall

15' 4" x 6' 2" (4.68m x 1.89m)

Lounge

15' 9" x 9' 5" (4.81m x 2.88m)

Kitchen Diner

10' 2" x 15' 9" (3.09m x 4.81m)

Wc

6' 2" x 3' 1" (1.89m x 0.95m)

Landing

12' 0" x 6' 6" (3.67m x 1.99m)

Bedroom One

11' 7" x 9' 7" (3.53m x 2.93m)

En-suite

3' 10" x 9' 7" (1.18m x 2.93m)

Bedroom Two

7' 10" x 10' 1" (2.39m x 3.08m)

Bedroom Three

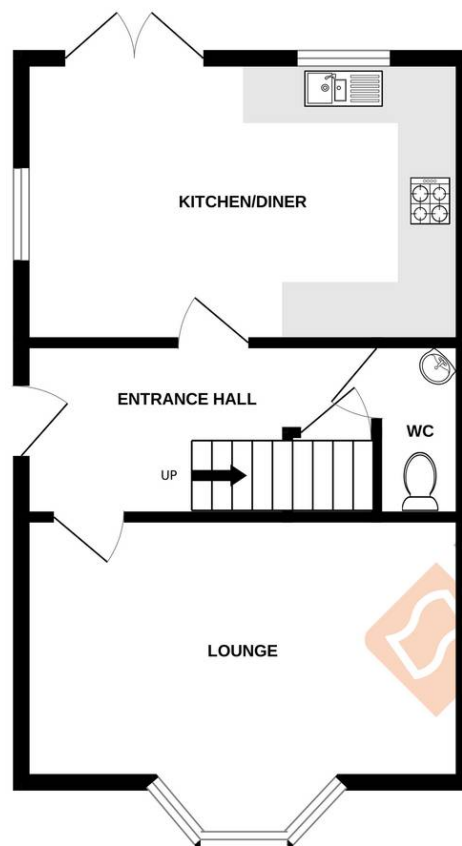
7' 8" x 10' 1" (2.34m x 3.08m)

Bathroom

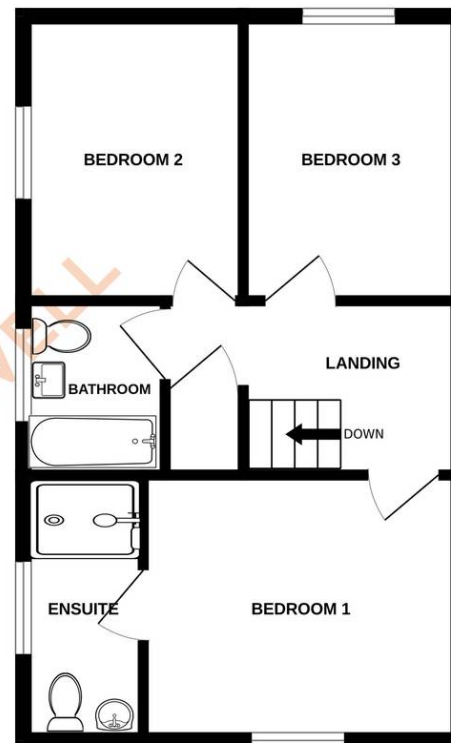
6' 5" x 6' 6" (1.96m x 1.97m)



GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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