



6 Dunn Crescent, Bourne  
£350,000

 **NEWTON FALLOWELL**

## 6 Dunn Crescent

Bourne, Bourne

Beautifully presented four-bedroom detached home located in a quiet setting within the ever-popular Elsea Park in the market town of Bourne. This spacious and stylish property offers comfortable family living with a generous lounge, top of the range kitchen and dining area, utility room, downstairs WC, en-suite and main bathroom, four double bedrooms, private rear garden, driveway and an integral garage.

As you enter the property you are greeted with an open front hallway with access to the living room to the left and kitchen/diner with understairs storage. To the front of the home is a bright and expansive living room. Towards the rear, the modern open-plan kitchen diner boasts ample unit space, integrated appliances such as fridge/freezer, dishwasher and wine cooler with a double oven built in. French doors seamlessly connect the indoors to the garden and allowing a lot of natural light into the space. Just off the kitchen, you'll find a convenient utility room with in-built washing machine and access to the downstairs WC.

Upstairs the spacious central landing links four good-sized bedrooms, a stylish family bathroom and in-built storage.

The primary bedroom enjoys the added luxury of its own en-suite and built in wardrobe space. The remaining three bedrooms are all double bedrooms with plenty of space.

Externally, the property benefits from a driveway providing off-street parking and access to the single garage. The front garden is attractively landscaped with gated side access which leads to the enclosed rear garden and features a spacious patio seating area perfect for outdoor entertaining.





**Entrance Hall**

12' 2" x 3' 2" (3.70m x 0.97m)

**Living Room**

15' 10" x 10' 10" (4.83m x 3.29m)

**Kitchen/Diner**

17' 2" x 10' 3" (5.24m x 3.13m)

**Utility Room**

5' 7" x 5' 3" (1.70m x 1.60m)

**W.C**

5' 3" x 3' 2" (1.60m x 0.97m)

**Landing**

10' 4" x 6' 5" (3.14m x 1.95m)

**Bedroom One**

10' 4" x 11' 4" (3.16m x 3.45m)

**En-Suite**

6' 7" x 4' 7" (2.01m x 1.39m)

**Bedroom Two**

11' 5" x 9' 10" (3.49m x 2.99m)

**Bedroom Three**

12' 6" x 9' 1" (3.80m x 2.76m)

**Bedroom Four**

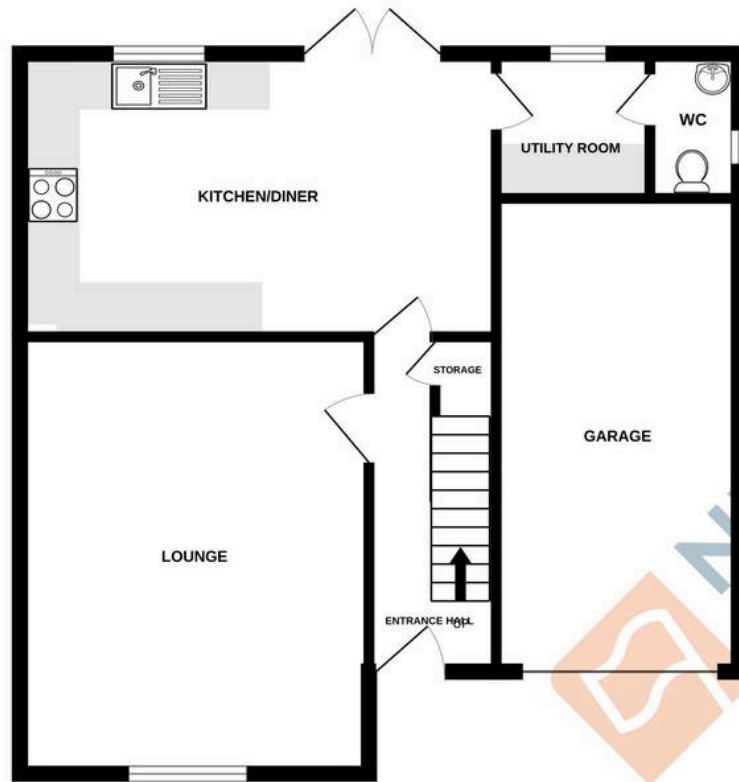
10' 2" x 9' 5" (3.11m x 2.88m)

**Bathroom**

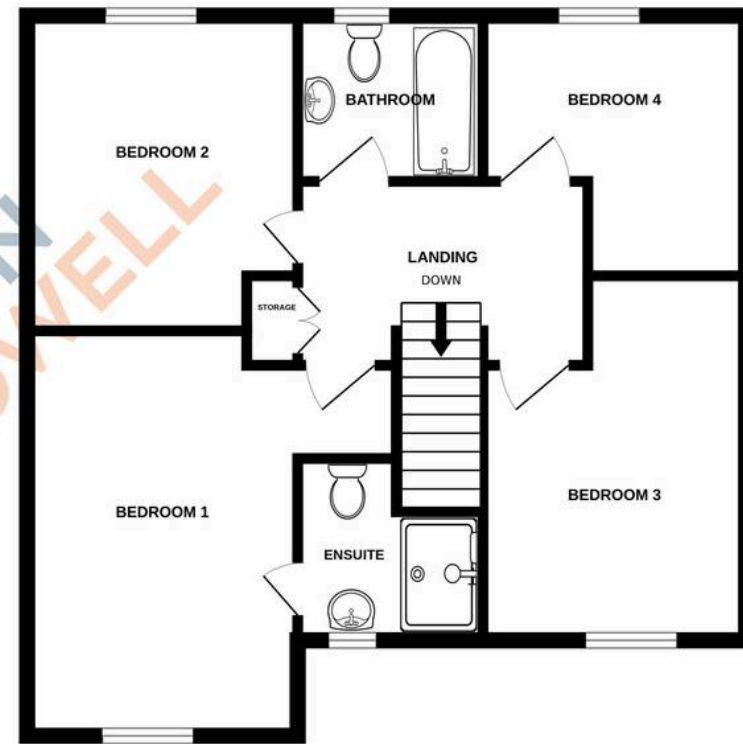
6' 2" x 6' 8" (1.89m x 2.04m)



GROUND FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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