



11 Sherringham Lane, Bourne
£270,000

 **NEWTON FALLOWELL**

11 Sherringham Lane

Bourne

This impressive three-bedroom detached house offers an exceptional opportunity for families seeking a modern and spacious home in a sought-after cul-de-sac 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 with an EV charging point in place, ensuring convenience for busy households.

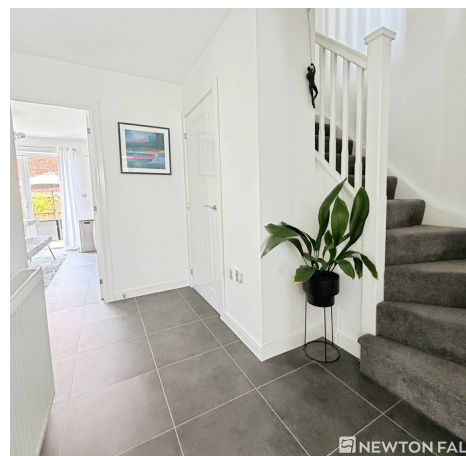
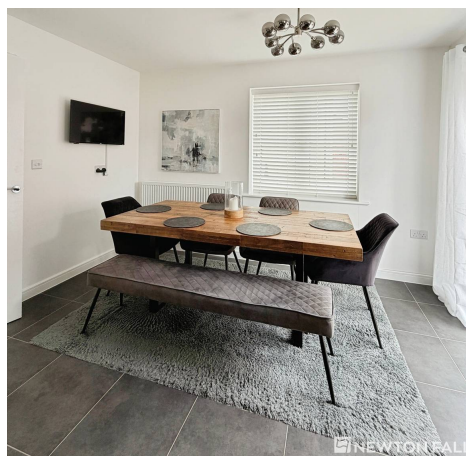
Set in a peaceful residential area, this stunning detached home combines comfort, style, and functionality, making it a superb choice for families and professionals alike. Viewing is highly recommended to fully appreciate the quality and appeal of this beautifully presented property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B





Entrance Hall

10' 11" x 9' 4" (3.33m x 2.85m)

Ground Floor WC

6' 7" x 4' 8" (2.01m x 1.42m)

Lounge

15' 8" x 10' 3" (4.77m x 3.13m)

Kitchen Diner

15' 9" x 11' 7" (4.80m x 3.53m)

First Floor Landing

7' 1" x 6' 8" (2.15m x 2.02m)

Bedroom One

13' 4" x 11' 5" (4.06m x 3.48m)

Ensuite Shower Room

9' 11" x 3' 10" (3.02m x 1.18m)

Bedroom Two

15' 2" x 8' 4" (4.62m x 2.55m)

Bedroom Three

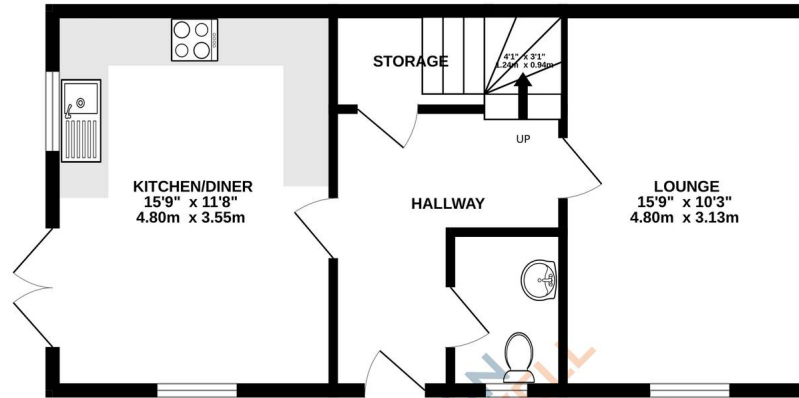
11' 7" x 7' 1" (3.54m x 2.17m)

Bathroom

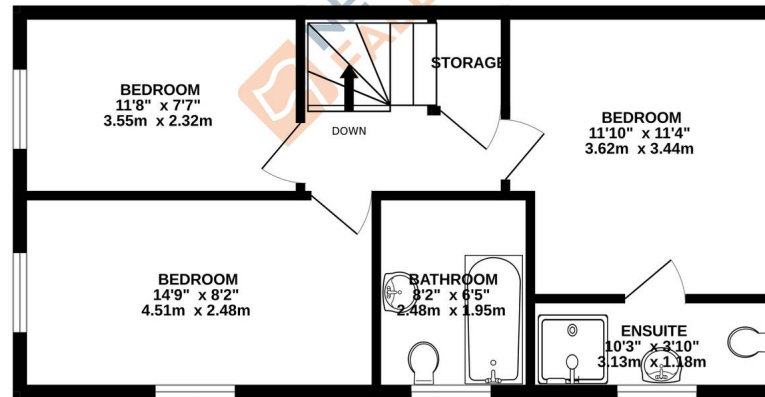
7' 5" x 6' 7" (2.26m x 2.00m)



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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