



1 Fairview, Stamford Road  
£150,000

 **NEWTON FALLOWELL**

## 1 Fairview

Stamford Road, Bourne

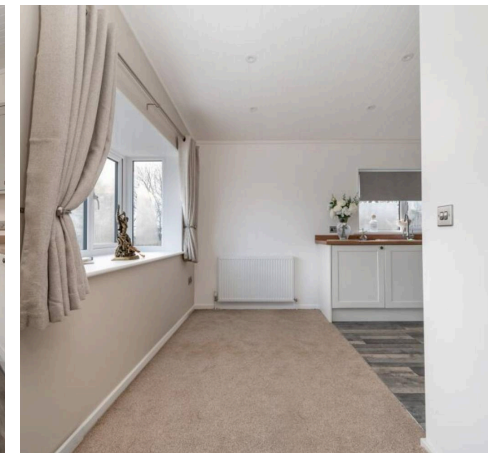
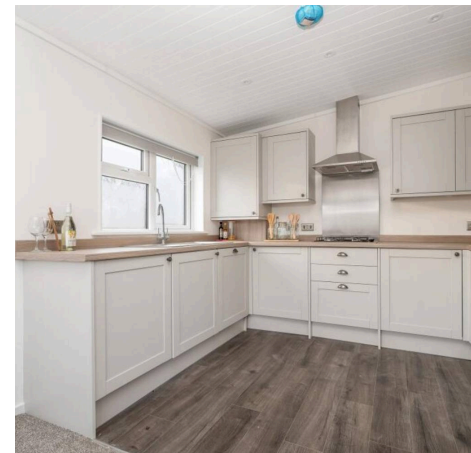
\*\*\* The purchase price of £150,000 includes site fees for the initial 12-month period \*\*\*

Brand New Park Homes Newton Fallowell is delighted to present this stunning, brand-new park home, situated on the outskirts of the charming market town of Bourne. Nestled within a private gated community, this exceptional two-bedroom property boasts an open-plan kitchen, dining, and living space, two generously sized double bedrooms, an en-suite bathroom, off-road parking, and breath taking panoramic field views.

Upon arrival, an inset footpath leads to the front entrance. The welcoming open-plan lounge features patio doors that provide seamless access to the outdoor space. The spacious kitchen and dining area are equipped with a comprehensive range of high-quality integrated appliances, offering both functionality and modern design.

Towards the rear of the property, you'll find two well-proportioned double bedrooms. The primary bedroom benefits from a walk-in wardrobe and a private three-piece en-suite shower room, while an additional family bathroom completes the layout.

Externally, the property offers dedicated off-road parking for two vehicles and a charming patio area. Conveniently located just one mile from Bourne and nine miles from Stamford, this exclusive community provides easy access to local amenities. Additionally, a nearby bus stop offers regular transport links to both market towns.





**Lounge**

10' 5" x 15' 2" (3.18m x 4.62m)

**Kitchen Diner**

15' 10" x 10' 2" (4.83m x 3.11m)

**Bedroom One**

11' 0" x 8' 10" (3.35m x 2.68m)

**En-suite**

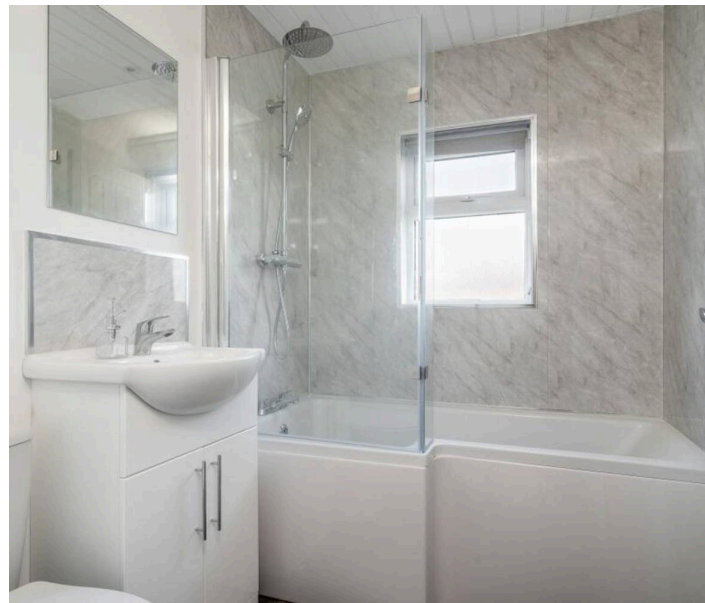
5' 10" x 5' 10" (1.77m x 1.78m)

**Bedroom Two**

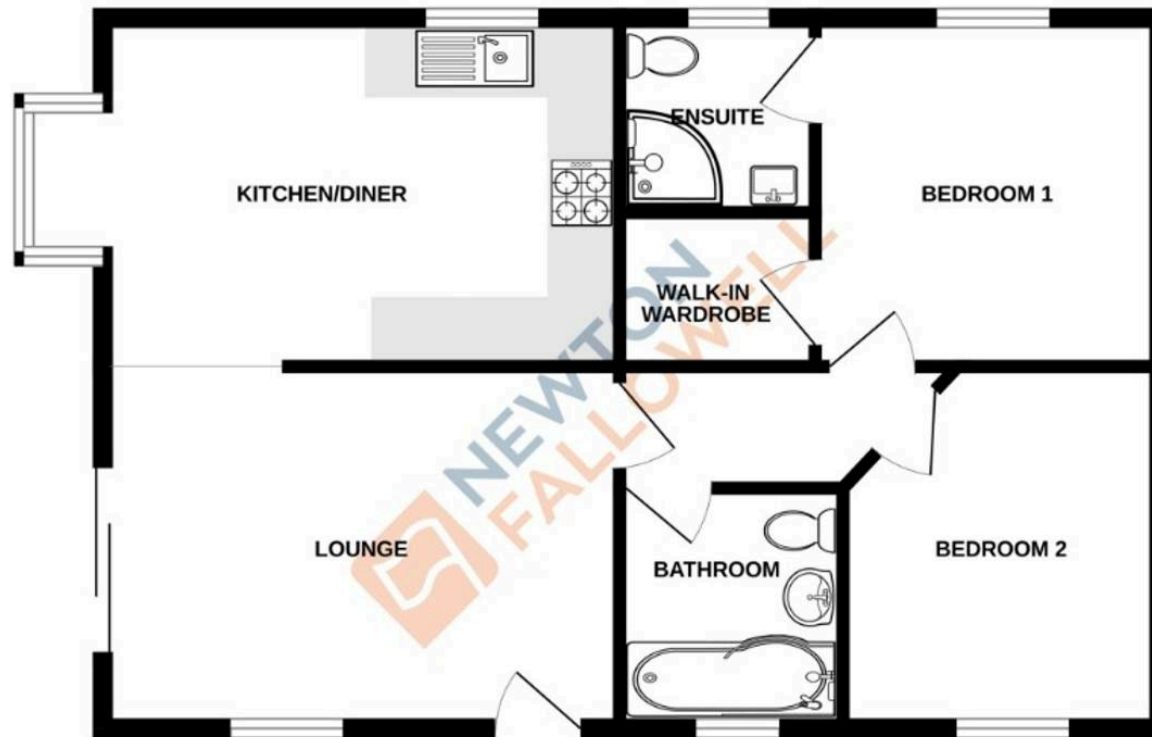
7' 10" x 10' 0" (2.40m x 3.06m)

**Bathroom**

6' 10" x 5' 6" (2.08m x 1.68m)



GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.8 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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