



6 Dunn Crescent, Bourne. PE10 2AR

 **NEWTON FALLOWELL**

4 2 1

## Key Features

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- Off Road Parking and Garage
- South Facing Rear Garden
- En-Suite Bathroom and Downstairs WC
- Bought From New 2024
- High Spec Kitchen
- EPC Rating B
- Freehold

£350,000





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.



Hallway 3.7m x 0.97m (12'1" x 3'2")

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

Kitchen/Diner 5.24m x 3.13m (17'2" x 10'4")

Utility 1.7m x 1.6m (5'7" x 5'2")

Downstairs W.C 1.6m x 0.97m (5'2" x 3'2")

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

Bedroom 1 3.16m x 3.45m (10'5" x 11'4")

En-Suite 2.01m x 1.39m (6'7" x 4'7")

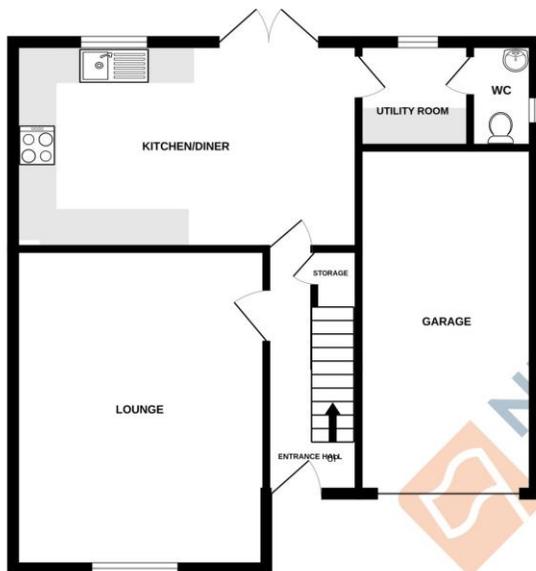
Bedroom 2 3.49m x 2.99m (11'6" x 9'10")

Bedroom 3 3.8m x 2.76m (12'6" x 9'1")

Bedroom 4 3.11m x 2.88m (10'2" x 9'5")

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

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.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: D

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

01778 422567

bourne@newtonfallowell.co.uk  
2 North Street, Bourne, PE10 9EA

