

15 Elsea Park Way, Bourne

£1,300 PCM

NEWTON FALLOWELL

15 Elsea Park Way

Bourne

An excellent opportunity to rent this well-proportioned three-bedroom home, offering generous and versatile accommodation arranged over two floors.

The property offers a welcoming entrance hall, leading through to a spacious lounge, providing an ideal space for relaxing and entertaining. To the rear, there is a well-appointed kitchen/diner, offering ample room for everyday family living and dining, with access to the separate utility room.

A further highlight of the ground floor is the conservatory, which provides an additional reception space and enjoys views of the garden, making it an ideal spot to unwind throughout the year. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite facilities and a separate wardrobe area, while bedrooms two and three offer excellent flexibility for family members, guests or those requiring a home office. A family bathroom serves the remaining bedrooms.

Externally, the property further benefits from a garage, providing useful storage or parking facilities.

Offering a fantastic combination of space, practicality and versatile accommodation, this property would make an ideal home for families, professional couples or those seeking additional living and working space.















Lounge
17' 10" x 9' 5" (5.43m x 2.88m)

Conservatory
11' 2" x 12' 9" (3.40m x 3.88m)

Kitchen diner
17' 9" x 9' 7" (5.42m x 2.93m)
Edge of kitchen worktop to window 2.91

Utility
5' 5" x 5' 10" (1.64m x 1.78m)

Wc
6' 0" x 2' 11" (1.84m x 0.89m)

Landing
12' 1" x 5' 10" (3.68m x 1.77m)

Bedroom 1
17' 10" x 9' 9" (5.44m x 2.97m)
2.45 from entrance to edge of wardrobes 1.17 width in entrance

En-suite
5' 6" x 5' 8" (1.68m x 1.73m)

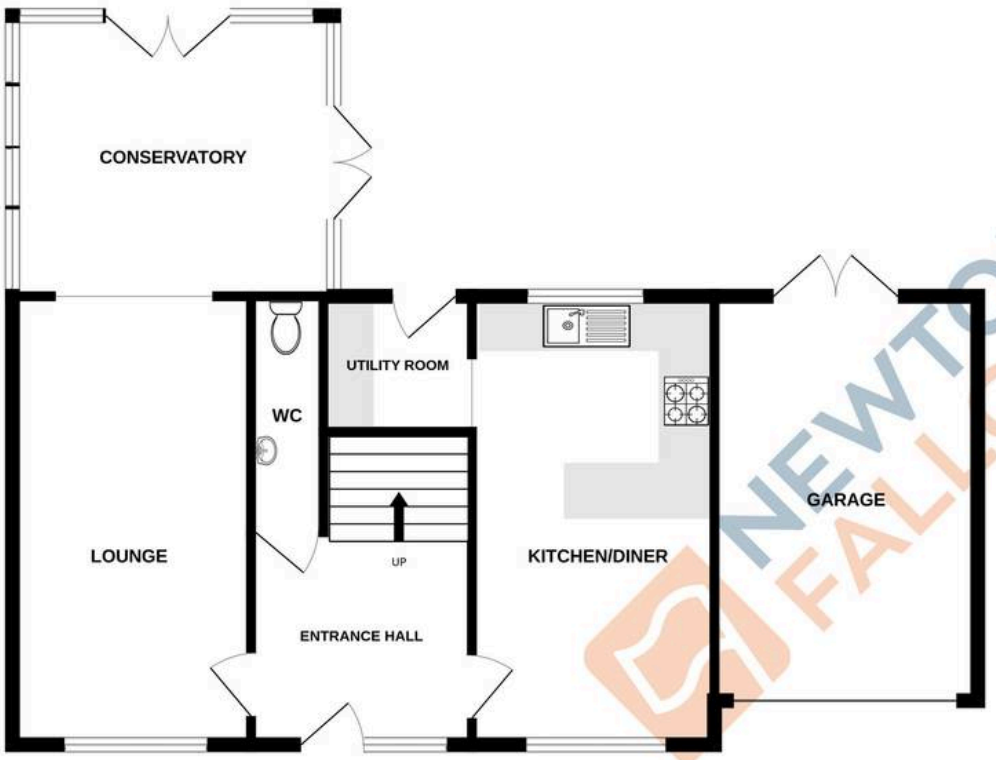
Bedroom 2
8' 7" x 9' 9" (2.62m x 2.98m)
.63 wardrobe depth 1.53 wardrobe width

Bedroom 3
8' 7" x 8' 11" (2.62m x 2.73m)

Bathroom
5' 5" x 6' 11" (1.66m x 2.12m)

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.





TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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