



12 Southwell Way, Bourne, PE10 0YT

 **NEWTON FALLOWELL**

4 2 1

## Key Features

- NO ONWARD CHAIN
- Four Bedroom Detached
- En-suite Bathroom and Downstairs WC
- Landscaped Facing Rear Garden
- Off Road Parking and Single Garage
- Utility Room
- Close to local amenities and Schools
- EPC Rating B
- Freehold

£275,000





NO ONWARD CHAIN, Newton Fallowell are delighted to offer this immaculately presented four bedroom detached house benefitting large downstairs accommodation, four bedrooms, two modern bathrooms, plus a fully enclosed facing rear garden and a single garage.

On entering the property, you are initially met by a centralised entrance hall containing access to a downstairs WC. Situated at the the front of the property is the living space including a lounge these benefits from a large front aspect window. The downstairs space is completed via a modern open plan kitchen diner offering French doors leading to the outside patio area.

To the first floor, the landing space separates all four bedrooms. The main bedroom offers a stunning en-suite bathroom. The first floor is completed with a three piece family bathroom.

The property has off road parking and a single detached garage. The rear garden, which is mainly laid to lawn with a separate patio area offers an excellent space for entertaining guests.



Entrance Hall

Lounge 5m x 2.78m (16'5" x 9'1")

Kitchen Diner 4.09m x 5.51m (13'5" x 18'1")

Utility Room 1.1m x 0.72m (3'7" x 2'5")

Downstairs WC 2.12m x 0.85m (7'0" x 2'10")

Landing

Bedroom One 4.17m x 2.78m (13'8" x 9'1")

En-suite 1.83m x 2.01m (6'0" x 6'7")

Bedroom Two 2.97m x 2.84m (9'8" x 9'4")

Bedroom Three 2.05m x 2.54m (6'8" x 8'4")

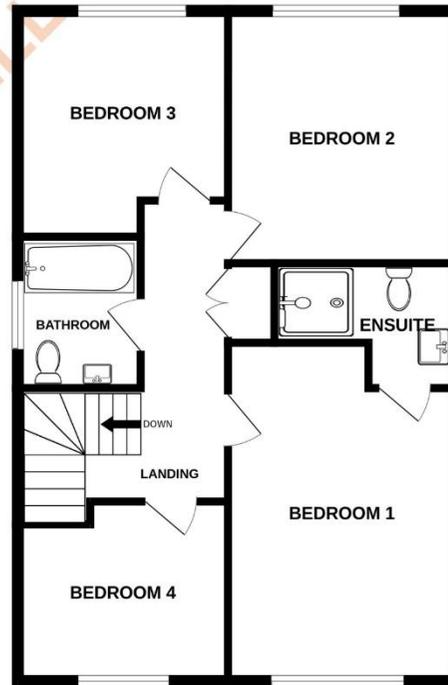
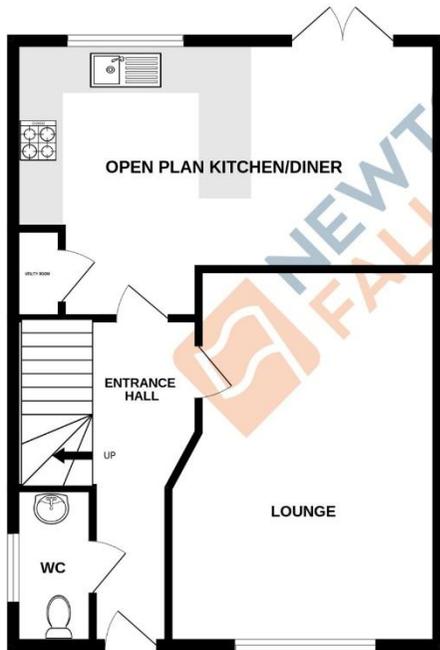
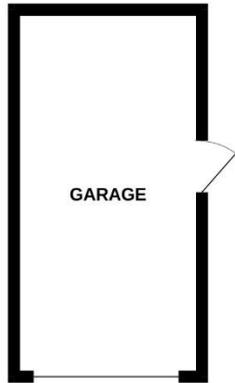
Bedroom Four 2.11m x 2.64m (6'11" x 8'8")

Bathroom 2.03m x 1.67m (6'8" x 5'6")

Garage 5.41m x 2.74m (17'8" x 9'0")

GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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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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: C

**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

