



18a Manning Road, Bourne
£350,000

 **NEWTON FALLOWELL**

18a Manning Road

Bourne

This beautifully presented four-bedroom family home offers generous living accommodation, a practical layout, and excellent flexibility for modern family life.

Upon entering, you are welcomed by a bright entrance hall leading to a spacious living room, perfect for relaxing or entertaining with bi-folding doors leading to the rear garden, the impressive kitchen/dining room provides an ideal social hub, with direct access to the conservatory, creating additional living space that enjoys views over the south facing rear garden. A convenient ground floor WC completes the downstairs accommodation.

The first floor offers four well-proportioned bedrooms, making this an ideal home for growing families or those requiring home office space. The four piece family bathroom is well-appointed and serves all bedrooms.

Externally, the property benefits from a private south-facing rear garden, perfect for enjoying sunshine throughout the day, outdoor dining, and family gatherings.

A standout feature is the attached garage, which benefits from an electric door for added convenience. In addition to secure parking and storage, the garage offers excellent potential to be utilised as a home office, study, gym, or hobby room, subject to the buyer's individual requirements.

This is a must view family home to really see what is on offer inside and outside.





Entrance Hall

12' 4" x 6' 5" (3.77m x 1.95m)

Lounge

18' 4" x 11' 10" (5.60m x 3.60m)

Kitchen Diner

18' 4" x 11' 4" (5.60m x 3.46m)

Conservatory

6' 6" x 10' 10" (1.98m x 3.30m)

Downstairs WC

3' 3" x 6' 4" (1.00m x 1.94m)

Landing

Bedroom One

11' 0" x 11' 11" (3.35m x 3.63m)

Bedroom Two

8' 8" x 11' 4" (2.64m x 3.46m)

Bedroom Three

9' 4" x 11' 4" (2.84m x 3.46m)

Bedroom Four

6' 4" x 8' 0" (1.93m x 2.45m)

Bathroom

6' 10" x 7' 9" (2.08m x 2.36m)

Garage

15' 8" x 9' 9" (4.78m x 2.96m)



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GARDEN

South Facing rear Garden

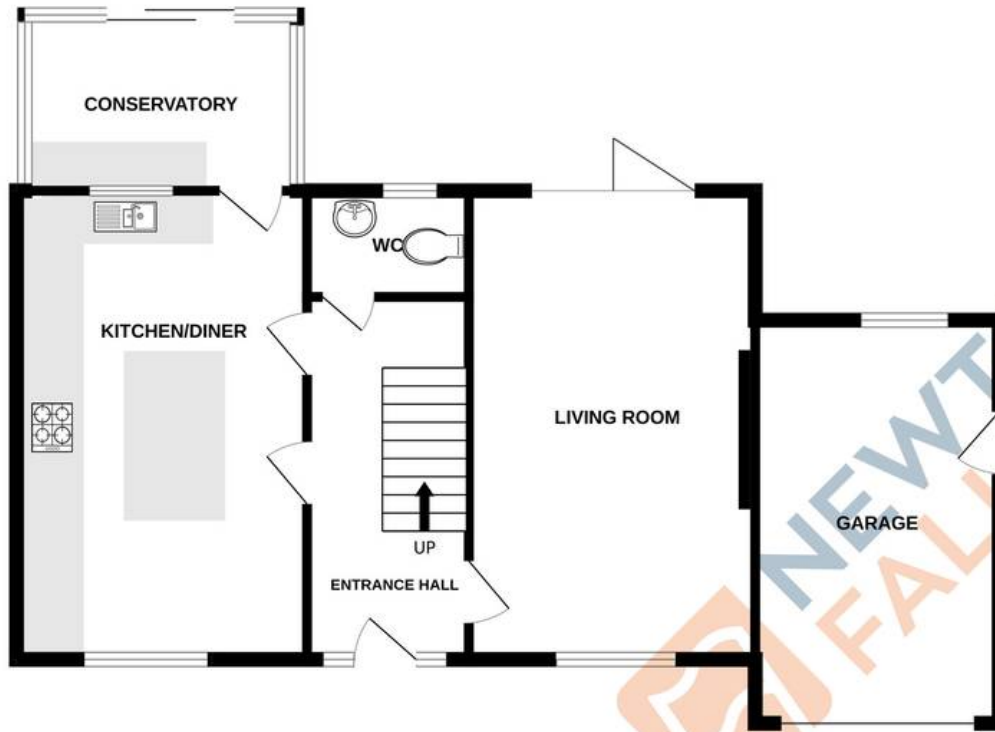
GARAGE

4 Parking Spaces

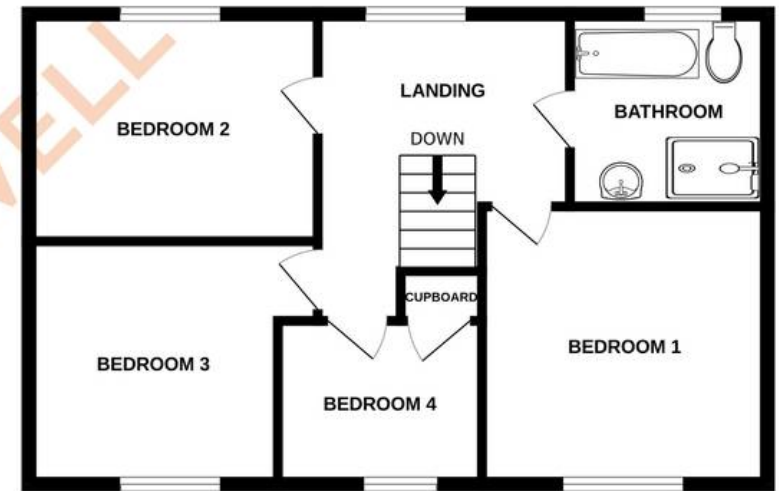
Off road parking leading to a garage with electric door



GROUND FLOOR



1ST FLOOR



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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