



12 Massingham Place, Bourne, PE102BY

 **NEWTON FALLOWELL**



## Key Features

- TWO Double Bedrooms
- TWO Off Road Parking Spaces
- Spacious Kitchen/Diner
- Semi Detached
- Built in Kitchen Appliances
- Downstairs W.C & Family Bathroom
- Immaculately maintained and presented
- EPC Rating B
- Freehold

£200,000





Situated in the popular area in the Market town of Bourne, in Elsea Park is this immaculately presented 2 bedroom home. Featuring an entrance hall with a downstairs W.C, large living room and spacious kitchen/diner with 2 bedrooms upstairs and a family bathroom. The home also benefits from having two parking spaces to the side and a private rear garden.

Upon entering the property you have an entrance hall with a downstairs W.C and doorway into the bright and immaculately presented living room. The living room itself has plenty of space and features a media wall that works well in the space. Through into the kitchen/dining area are double doors out onto the private garden. The kitchen features built in appliances to keep the look sleek and modern.

The upstairs features two double bedrooms both being bright and spacious. The modern bathroom includes shower over bath and toilet with integral cistern which carries on the modern and sleek look throughout the home.

Outside there are two parking spaces to the side of the home with a gate entering the rear, private garden. The garden itself is well maintained and has a shed at the rear of the garden and not immediately overlooked.



Entrance Hall 1.26m x 1.19m (4'1" x 3'11")

Living Room 4.17m x 2.66m (13'8" x 8'8")

Kitchen/Diner 4.02m x 3.37m (13'2" x 11'1")

W.C 1.43m x 1m (4'8" x 3'4")

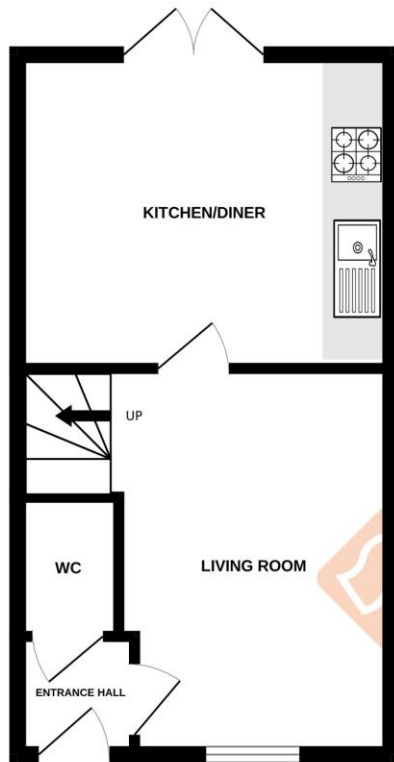
Landing

Bedroom One 4.03m x 2.74m (13'2" x 9'0")

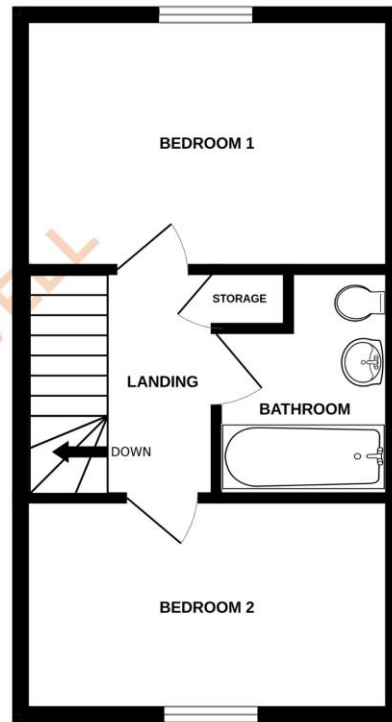
Bedroom Two 4.03m x 2m (13'2" x 6'7")

Bathroom 2.34m x 1.9m (7'8" x 6'2")

GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 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		97 A
81-91	B	83 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: B

**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.

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