



5 The Gables, Bourne

Guide Price £280,000

 **NEWTON FALLOWELL**

5 The Gables

Bourne

Guide Price £280,000 - £300,000

Offering generous and versatile accommodation arranged over three floors, this impressive four-bedroom home is an ideal choice for families or those seeking additional space to work from home. The property benefits from FOUR DOUBLE bedrooms, two en-suite shower rooms, a family bathroom, and an integral garage, all being offered for sale with NO ONWARD CHAIN.

The ground floor welcomes you with an entrance hall, a convenient separate WC and a spacious kitchen/dining room. The kitchen is fitted with an integrated double oven and fridge freezer, alongside space for a dishwasher. The kitchen leads through to a separate utility room, providing additional practicality with space for a washing machine.

To the first floor, the lounge offers a comfortable living space letting light in from both front and back, alongside bedroom two which benefits from an en-suite shower room. A further separate WC is also located on this floor.

The second floor comprises the principal bedroom, complete with its own en-suite shower room, a further two double bedrooms and a family bathroom, providing excellent flexibility for family living and visiting guests.

Externally, the rear garden has been designed for ease of maintenance, featuring a lawn and a patio area directly outside the rear patio doors, ideal for outdoor dining and entertaining. Gated access leads to the off-road parking area, which in turn provides access to the integral garage.

With its well-proportioned accommodation, practical layout and the added benefit of no onward chain, this property is well worth viewing.





Entrance Hall

9' 8" x 6' 5" (2.94m x 1.95m)

Kitchen Dining Room

12' 10" x 15' 7" (3.92m x 4.76m)

Utility Room

4' 11" x 6' 8" (1.51m x 2.02m)

WC

5' 9" x 1' 10" (1.76m x 0.55m)

Landing

Lounge

18' 1" x 9' 11" (5.52m x 3.03m)

Bedroom Two

13' 9" x 9' 0" (4.20m x 2.75m)

En-suite

4' 0" x 9' 0" (1.23m x 2.75m)

WC

3' 7" x 6' 4" (1.08m x 1.93m)

Landing

Bedroom One

14' 0" x 10' 2" (4.26m x 3.10m)

En-suite

3' 11" x 9' 5" (1.20m x 2.86m)

Bedroom Three

9' 11" x 9' 3" (3.03m x 2.81m)

Bedroom Four

7' 11" x 9' 3" (2.42m x 2.81m)

Bathroom

6' 2" x 6' 11" (1.89m x 2.10m)

Garage

18' 3" x 9' 5" (5.55m x 2.88m)



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GARDEN

Garage

4 Parking Spaces

Off Road Parking leading to a Garage

Council Tax band: D

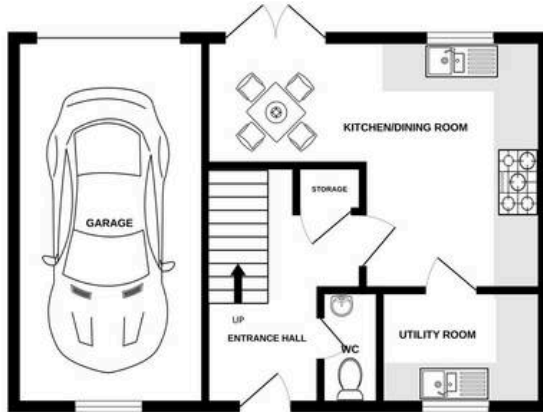
Tenure: Freehold

EPC Energy Efficiency Rating: C

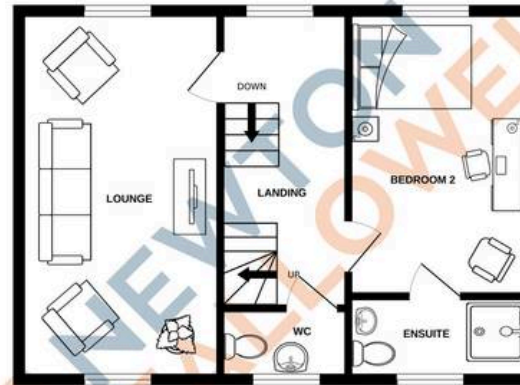
EPC Environmental Impact Rating: C



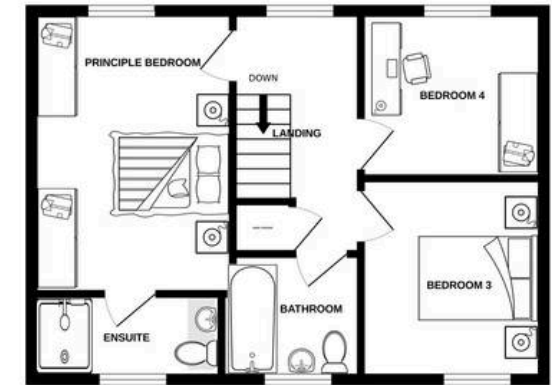
GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne