



23 Aintree Way, Bourne, PE10 0WG

 **NEWTON FALLOWELL**



Key Features

- Three Bedrooms
- Semi Detached Family Home
- Main Bedroom with En-suite
- Family Bathroom and Downstairs WC
- Off Road Parking Down Side of the House
- Walking Distance to Schools and Shops
- Ideal First Time Purchase Or Investment
- EPC Rating C
- Freehold

£250,000





Situated on the sought-after Aintree Way in Bourne, this spacious and versatile three-storey family home offers well-proportioned living accommodation ideal for modern family life.

The ground floor features a welcoming entrance hall leading to a bright and generous lounge/diner, perfect for both relaxing and entertaining. A well-appointed kitchen provides ample workspace and storage, while a convenient downstairs WC and additional storage complete this level.

On the first floor, the property offers two good-sized bedrooms alongside a family bathroom, with a central landing providing access to a useful office space, perfect for remote work or study. The second floor is dedicated to an impressive principal bedroom suite, benefiting from built-in storage and a private ensuite shower room, creating a peaceful retreat.

To the rear, the property boasts a low-maintenance, east facing garden, predominantly laid to lawn, with an excellent patio area, ideal for outdoor entertaining and relaxing during the summer months.

Externally, the home enjoys a practical layout suited to family living, complemented by its excellent location. Positioned within walking distance of well-regarded schools, local shops, and everyday amenities, this property is perfectly placed for convenience while maintaining a quiet residential setting. Bourne town centre is easily accessible, offering a range of supermarkets, cafes, and leisure facilities.

This is a fantastic opportunity to acquire a spacious and adaptable home in a popular and well-connected area.





Entrance Hall

Lounge/Diner 4.59m x 4.57m (15'1" x 15'0")

Kitchen 3.64m x 2.42m (11'11" x 7'11")

Downstairs WC 1.82m x 0.97m (6'0" x 3'2")

Landing 2.88m x 2.09m (9'5" x 6'11")



Principal Bedroom 5.41m x 4.58m (17'8" x 15'0")

En-suite 1.48m x 2.15m (4'11" x 7'1")

Bedroom Two 3.38m x 4.58m (11'1" x 15'0")

Bedroom Three 2.99m x 2.41m (9'10" x 7'11")



Office 1.91m x 2.09m (6'4" x 6'11")

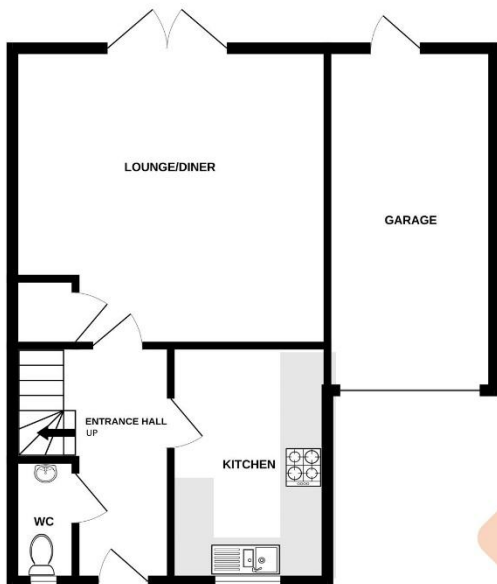
Bathroom 1.79m x 2.39m (5'11" x 7'10")

Garage 5.28m x 2.57m (17'4" x 8'5")

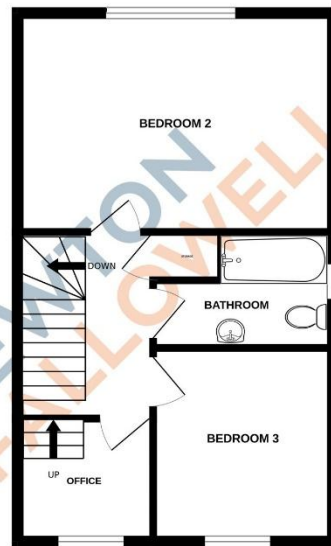




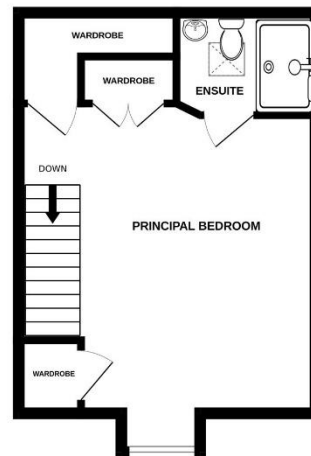
GROUND FLOOR
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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.
Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 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

