



31 Wherrys Lane, Bourne, PE10 9HQ

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- Downstairs W.C & Bathroom
- Juliette Balcony to Lounge and Main Bedroom
- Outside Roof Terrace
- Central Location
- Close to Local Amenities
- EPC Rating B
- Leasehold

£160,000





Offered for sale with NO ONWARD CHAIN, this well-presented two double bedroom maisonette is ideally located in the heart of Bourne. Set over two floors, the property is within easy walking distance of a wide range of local amenities, including shops, restaurants, and pubs. Excellent transport links are also close by, with the bus station just a short three-minute walk away, making this an appealing option for both homeowners and investors.

The property opens into a spacious entrance hall, which provides access to a convenient downstairs W.C. and useful storage space. From here, you are led into a generous open-plan living area, featuring a modern kitchen to one side and a bright lounge/dining space. A Juliet balcony enhances the room, allowing plenty of natural light and fresh air to fill the space.

Upstairs, the first floor comprises two well-proportioned double bedrooms, additional storage, and a three-piece family bathroom. The main bedroom benefits from its own Juliet balcony, while the second bedroom enjoys both a skylight and a window, creating a light and airy feel.

With outdoor space that has a shared roof terraced, early viewing is highly recommended please contact our office to arrange your appointment.

Entrance Hall 3.95m x 2.14m (13'0" x 7'0")

W.C 1.69m x 1.04m (5'6" x 3'5")

Storage 1.69m x 1.04m (5'6" x 3'5")

Lounge/Diner 5.87m x 3.95m (19'4" x 13'0")

Kitchen 2.63m x 2.46m (8'7" x 8'1")

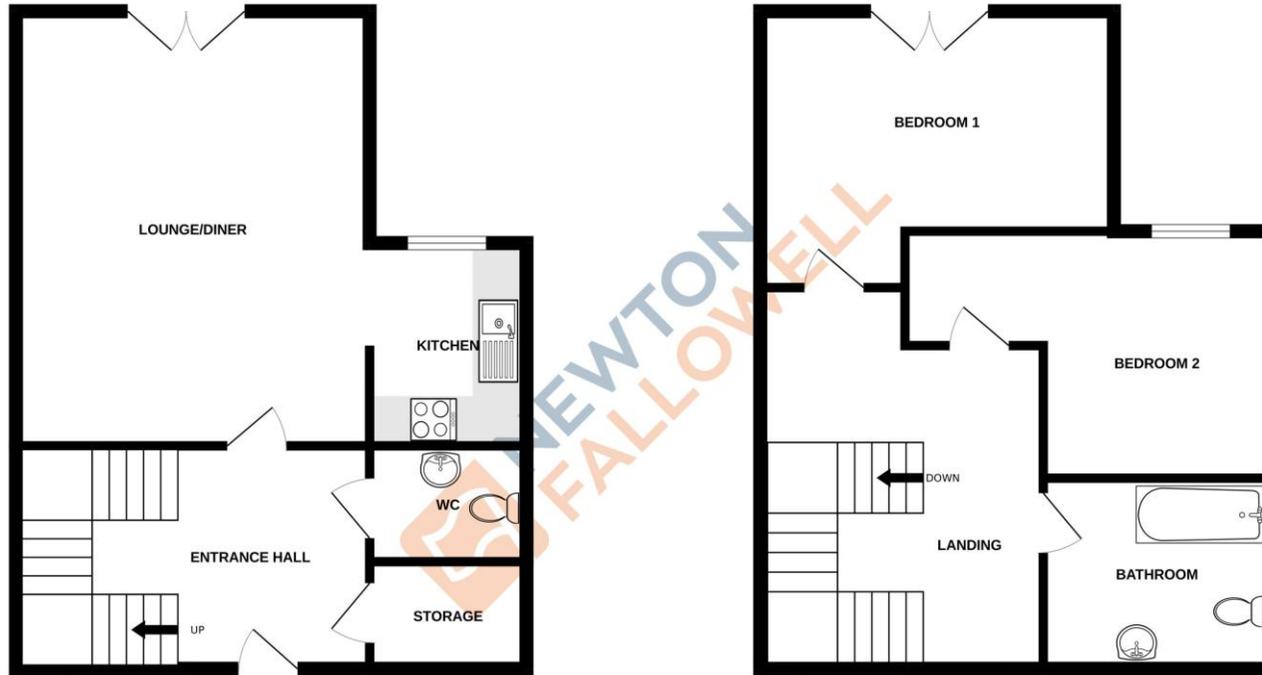
Bedroom One 3.94m x 3.28m (12'11" x 10'10")

Bedroom Two 4.75m x 2.93m (15'7" x 9'7")

Bathroom 2.96m x 1.69m (9'8" x 5'6")

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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		
81-91	B	90 B	90 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: A

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