



15 Southwell Way, Bourne, PE10 0YT

 **NEWTON FALLOWELL**

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## Key Features

- THREE BEDROOMS
- Semi Detached Family Home
- Main Bedroom with En-Suite
- Bathroom and downstairs W.C
- Private Rear Garden
- Off Road Parking to the rear
- EPC Rating B
- Freehold

£250,000





This semi-detached family home offers a well-proportioned interior with three bedrooms and two bathrooms, making it suitable for a variety of households seeking comfort and convenience. The property is set over two floors, providing a thoughtfully designed layout that maximises the available space.

The main living space provides a dual aspect view with green space to the left of the property with ample natural light enhancing the sense of openness throughout the home. The hallway provides access to built in storage, the living spaces and downstairs W.C.

Upstairs you are welcomed with a spacious landing with access to the main bathroom and three well sized bedrooms with plenty of natural light in all of the rooms. The main bedroom benefits from an en-suite and an outlook overlooking the greenspace to the side of the property.

The private rear garden offers a secure and pleasant outdoor area. The space is easily accessible from the kitchen/diner with patio doors opening into the garden space which is not immediately overlooked. In addition, the property features off-road parking to the rear located on a private driveway with parking for 2 vehicles.

Entrance Hall 2.69m x 1.22m (8'10" x 4'0")

Living Room 4.71m x 3.22m (15'6" x 10'7")

Kitchen/Diner 4.71m x 3.29m (15'6" x 10'10")

Landing 3.21m x 2.05m (10'6" x 6'8")

Bedroom One 3.19m x 3.29m (10'6" x 10'10")

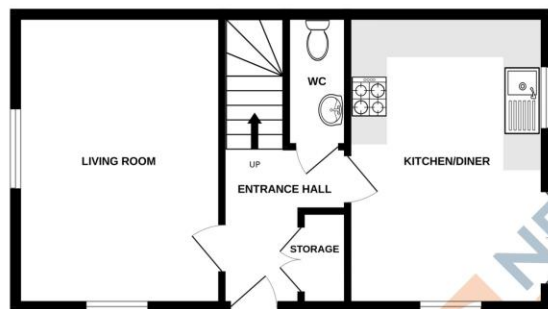
En-Suite 1.4m x 2.32m (4'7" x 7'7")

Bedroom Two 2.65m x 3.38m (8'8" x 11'1")

Bedroom Three 1.96m x 2.69m (6'5" x 8'10")

Bathroom 1.4m x 2.13m (4'7" x 7'0")

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 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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## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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.

01778 422567

bourne@newtonfallowell.co.uk  
2 North Street, Bourne, PE10 9EA