



12 Massingham Place, Bourne

In Excess of £195,000

 **NEWTON FALLOWELL**

12 Massingham Place

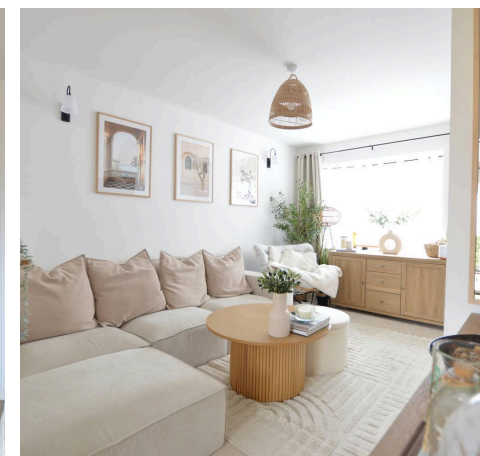
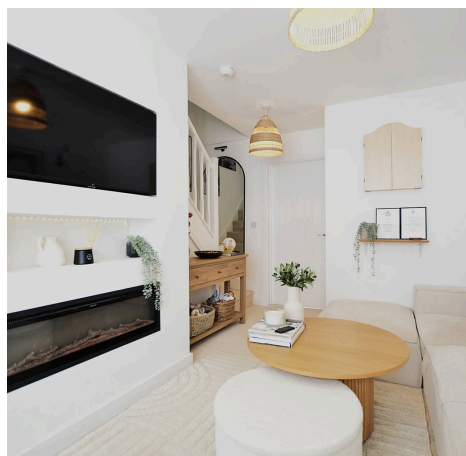
Bourne, Bourne

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

4' 2" x 3' 11" (1.26m x 1.19m)

Lounge

13' 8" x 8' 9" (4.17m x 2.66m)

Kitchen / Diner

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

WC

4' 8" x 3' 4" (1.43m x 1.02m)

Landing

Bedroom One

9' 0" x 13' 3" (2.74m x 4.03m)

Bedroom Two

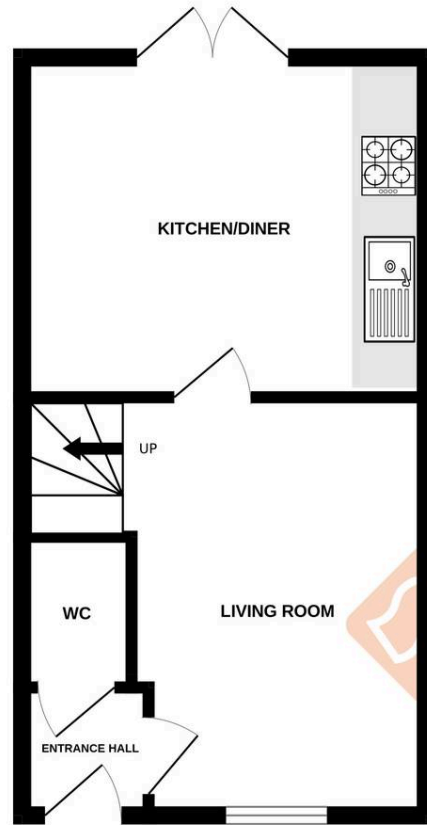
6' 8" x 13' 3" (2.02m x 4.03m)

Bathroom

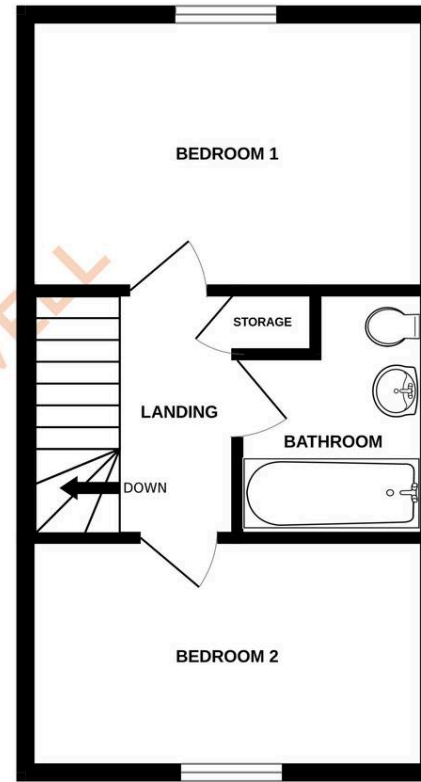
7' 8" x 6' 3" (2.34m x 1.90m)



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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Newton Fallowell - Bourne

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