



19 Great Leighs, Bourne
£350,000

 **NEWTON FALLOWELL**

19 Great Leighs

Bourne

A superb opportunity to acquire this beautifully presented four double bedroom detached family home, offered to the market in immaculate condition and with the considerable benefit of NO ONWARD CHAIN.

Providing approximately 1,434 sq ft of well-planned accommodation, the property offers generous and versatile living space arranged over two floors.

The ground floor features a welcoming entrance hall with useful WC, leading through to a spacious living room, ideal for relaxing and entertaining. To the rear is an impressive open-plan kitchen/diner, providing an excellent heart to the home with ample space for dining and family gatherings. A separate utility room adds further practicality, while the integral garage provides valuable storage and parking space.

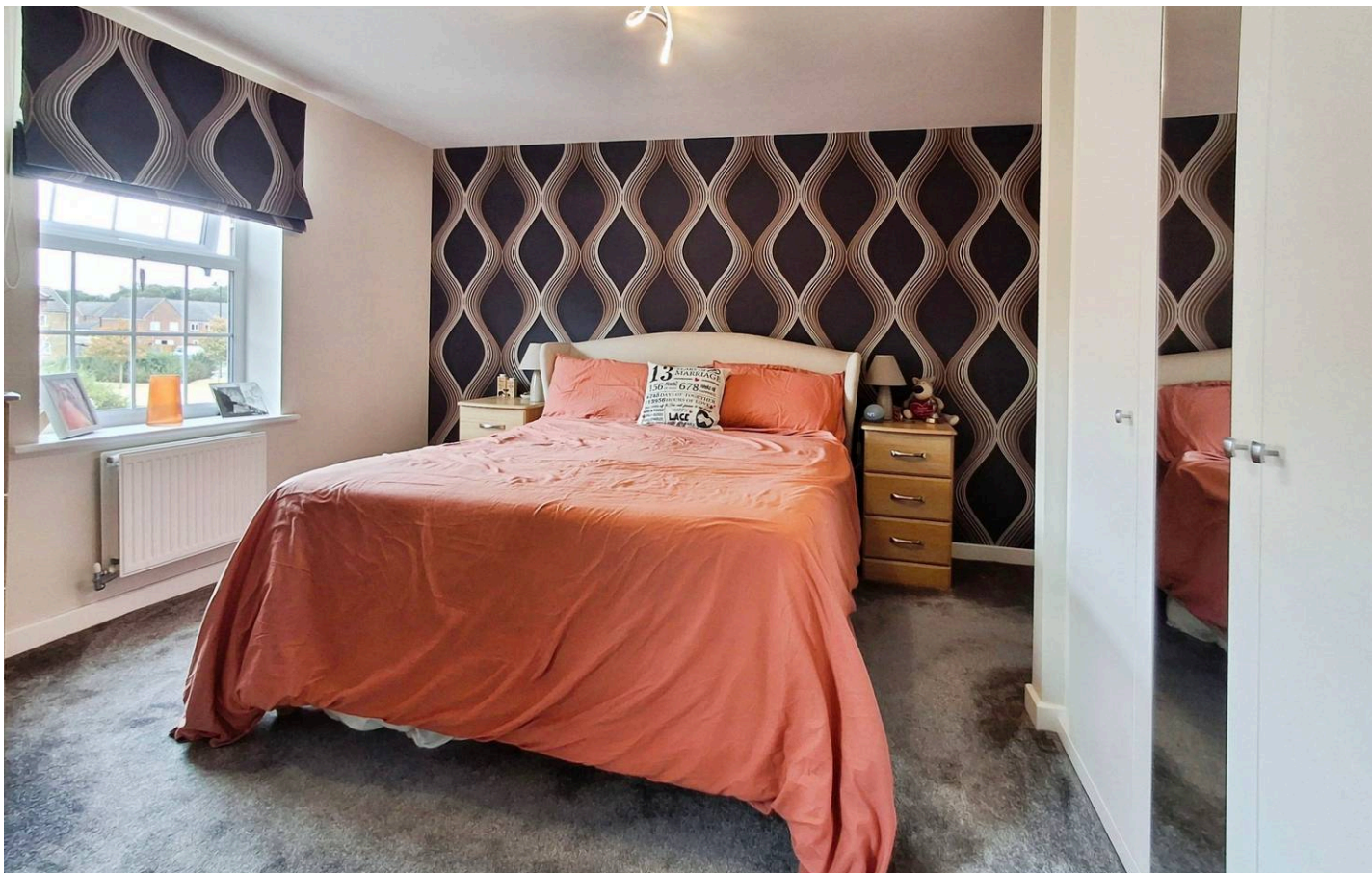
Upstairs, the property offers four well-proportioned bedrooms, making it ideal for families or those requiring flexible accommodation for guests, working from home or hobbies. The principal bedroom benefits from its own en-suite shower room and fitted wardrobe, while the remaining bedrooms are served by a well-appointed four piece family bathroom. A central landing provides access to all rooms and completes this exceptionally practical first-floor layout.

Presented in immaculate condition throughout, this attractive detached home is ready to move straight into with little or nothing requiring attention. The combination of generous accommodation, four bedrooms, excellent practical facilities and a chain-free sale makes this a particularly appealing family home.

Council Tax band: D

Tenure: Freehold





Entrance Hall

19' 2" x 6' 2" (5.83m x 1.88m)

Living Room

17' 7" x 10' 7" (5.37m x 3.22m)

Kitchen Diner

11' 6" x 19' 9" (3.50m x 6.03m)

Utility Room

7' 3" x 6' 2" (2.21m x 1.87m)

WC

5' 8" x 2' 11" (1.73m x 0.88m)

Garage

17' 7" x 8' 7" (5.36m x 2.61m)

Landing

Bedroom One

11' 11" x 15' 5" (3.62m x 4.69m)

En-suite

6' 3" x 7' 3" (1.90m x 2.22m)

Bedroom Two

13' 2" x 11' 0" (4.02m x 3.36m)

Bedroom Three

11' 6" x 10' 3" (3.50m x 3.13m)

Bedroom Four

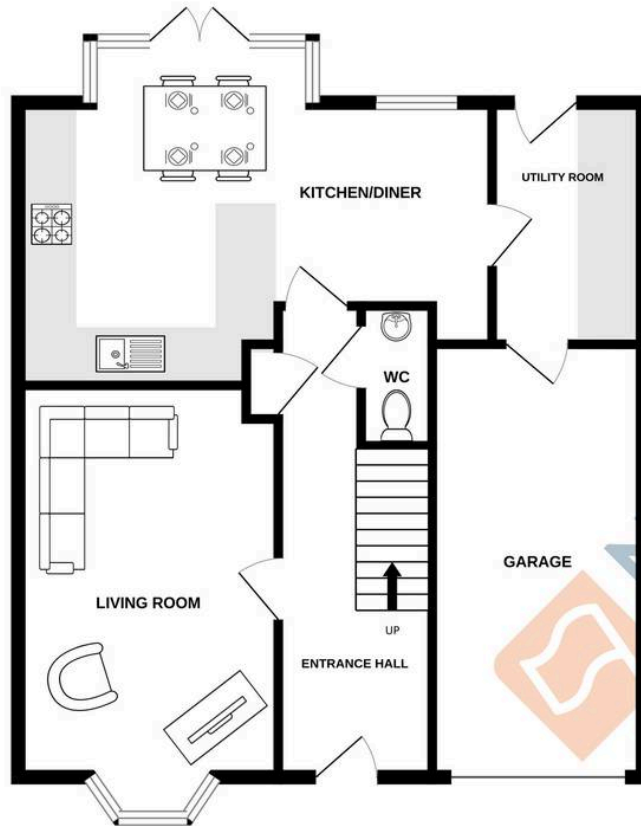
11' 9" x 8' 10" (3.59m x 2.70m)

Bathroom

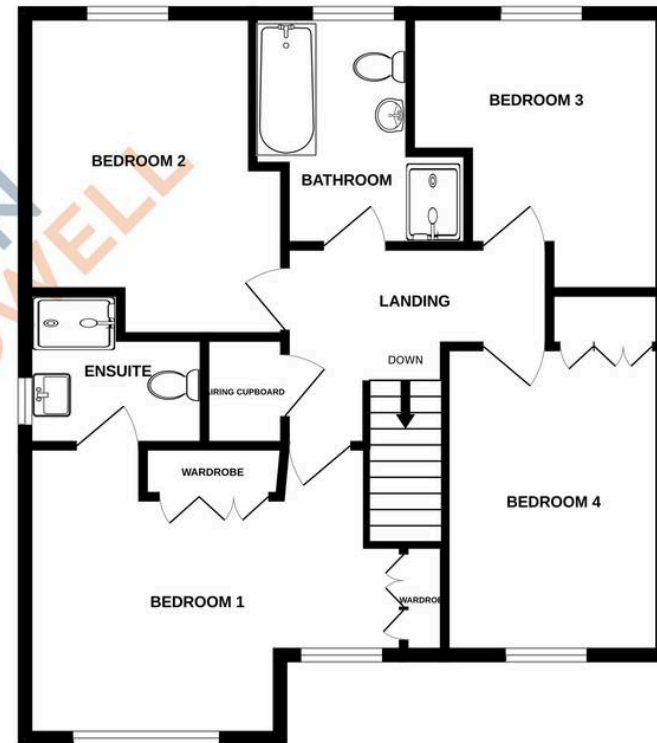
9' 5" x 6' 5" (2.88m x 1.95m)



GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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.

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Newton Fallowell - Bourne

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