



75 Great Leighs, Bourne
£230,000

 **NEWTON FALLOWELL**

75 Great Leighs

Bourne, Bourne

Located on the sought-after Great Leighs within Bourne and offering easy access to the town centre stands this semi-detached family home. Boasting an en-suite to the main bedroom, driveway parking, and an enclosed rear garden, this property would make an ideal first-time purchase. The accommodation briefly comprises an entrance hall, lounge, kitchen/diner, downstairs W.C., three bedrooms with an en-suite to main bedroom and a family bathroom.

On the ground floor, you are welcomed into an entrance hall that leads through to a spacious kitchen/breakfast room at the front of the house ideal for casual dining and everyday use. To the rear, a generously sized lounge/diner provides a bright and versatile living space, perfect for both relaxing and entertaining, with direct access to the garden. A convenient ground-floor WC is also located off the central hallway.

The first floor comprises two well-proportioned bedrooms, including a large double bedroom and a further bedroom that could also serve as a guest room or home office. A modern family bathroom is situated off the landing, along with additional storage space. The top floor is dedicated to the principal bedroom suite, offering a private retreat. This level features a spacious main bedroom, a dressing area, and a stylish en-suite shower room.

Overall, the home offers a balanced combination of open living space and private accommodation across three floors, making it ideal for families or those seeking flexible living arrangements.





Hallway

14' 10" x 6' 11" (4.52m x 2.12m)

Kitchen

11' 3" x 9' 11" (3.43m x 3.03m)

Lounge Diner

12' 1" x 15' 7" (3.69m x 4.76m)

Wc

6' 3" x 3' 4" (1.91m x 1.02m)

Landing

11' 2" x 3' 7" (3.40m x 1.09m)

Bedroom One

21' 3" x 15' 8" (6.48m x 4.78m)

En-suite

7' 5" x 4' 7" (2.27m x 1.39m)

Bedroom Two

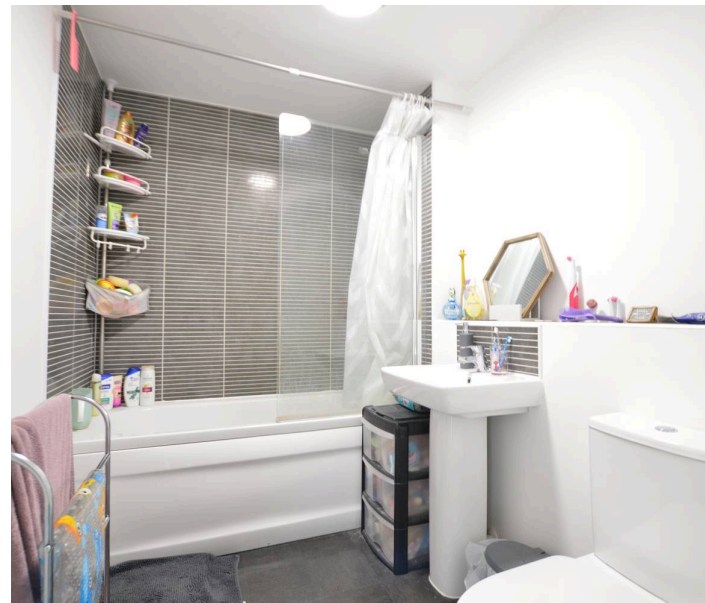
11' 0" x 15' 7" (3.36m x 4.76m)

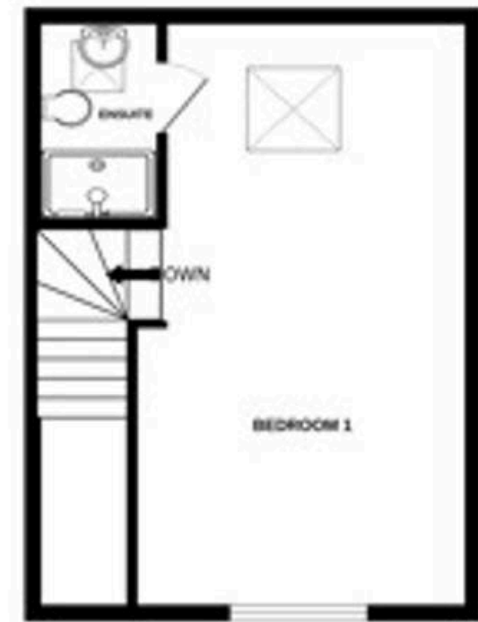
Bedroom Three

9' 5" x 8' 4" (2.86m x 2.55m)

Bathroom

8' 5" x 6' 4" (2.56m x 1.92m)





TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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