



15 Folkestone Close, Bourne
£190,000

 **NEWTON FALLOWELL**

15 Folkestone Close

Bourne

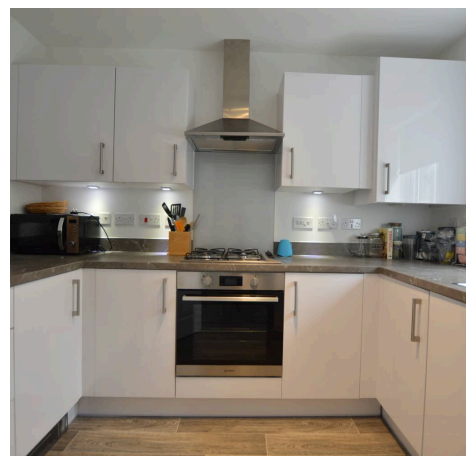
Newton Fallowell are proud to showcase this immaculately presented two-bedroom end terraced house, situated on a large corner plot and offering contemporary living with a host of desirable features.

Upon entering the property you are welcomed by a spacious entrance hall that leads to a modern downstairs W.C, Kitchen and Lounge/Diner. The ground floor boasts a bright and airy lounge/diner, thoughtfully designed to maximise natural light and create a comfortable space for relaxation or entertaining. The kitchen is fitted with a range of integrated appliances including oven, hob, fridge freezer, washing machine, sleek cabinetry and ample worktop space.

Upstairs, the property features two generous double bedrooms, each offering plenty of space for furnishings and storage. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom is served by a contemporary family bathroom, both finished to a high standard with modern fixtures and fittings.

Throughout the home, the immaculate presentation is evident in the tasteful décor, quality flooring, and attention to detail, ensuring a move-in ready experience for the new owners. Additional practical features include two allocated parking spaces, ensuring convenience and peace of mind for residents and visitors alike. The property's layout is ideal for a range of buyers, from first-time purchasers and professionals to those seeking to downsize without compromising on comfort or style.

Located within easy reach of local amenities, reputable schools, and transport links, this home offers an excellent balance of modern living and every-day practicality. With its spacious accommodation, high-quality finish, and thoughtful design, this two-bedroom terraced house represents a superb opportunity to acquire a beautifully maintained residence in a sought-after location. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer..





Entrance Hall

W.C

6' 3" x 3' 1" (1.90m x 0.95m)

Kitchen

7' 7" x 9' 6" (2.31m x 2.89m)

Lounge/Diner

12' 8" x 14' 10" (3.87m x 4.53m)

Landing

Bedroom One

10' 11" x 9' 9" (3.32m x 2.98m)

Bedroom Two

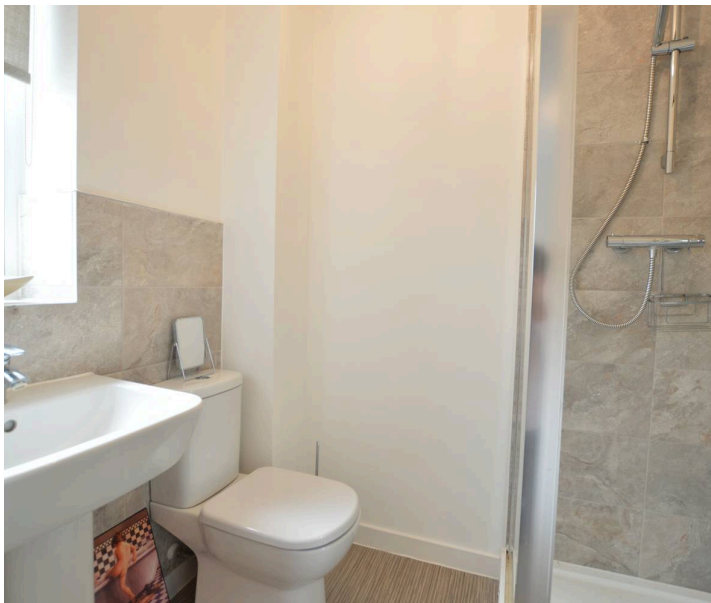
10' 1" x 7' 11" (3.08m x 2.41m)

Bathroom

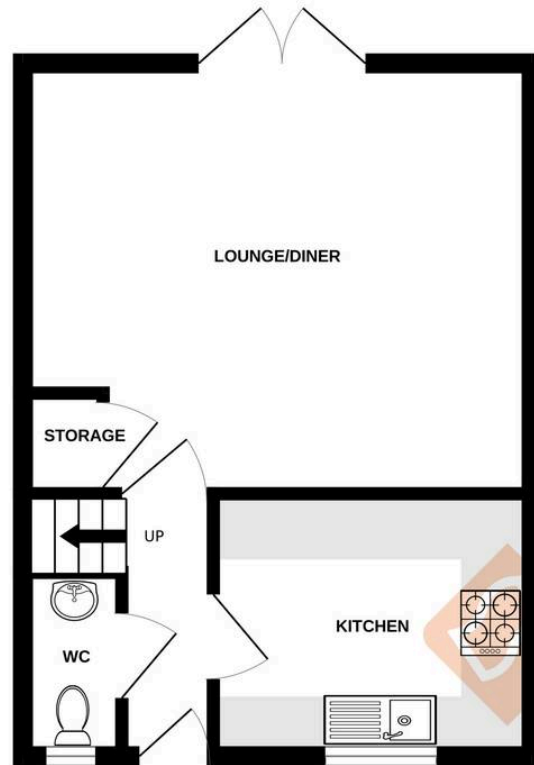
6' 2" x 6' 8" (1.87m x 2.04m)

En-Suite

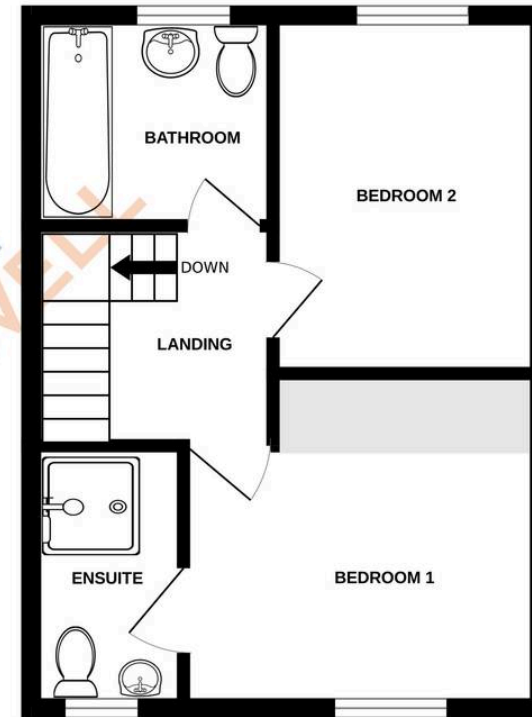
6' 3" x 4' 6" (1.90m x 1.37m)



GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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Newton Fallowell - Bourne

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