



6 The Spinney, Twenty
£280,000

 **NEWTON FALLOWELL**

6 The Spinney

Twenty, Bourne

Situated within a quiet semi-rural cul-de-sac just a few miles from the market town of Bourne, this attractive three-bedroom detached bungalow offers generous off-road parking, spacious accommodation and breath taking open farmland views to the rear.

The property features three well-proportioned bedrooms, including a main bedroom with en-suite and fitted wardrobes, a large and well-appointed kitchen-diner, and a conservatory that takes full advantage of the idyllic outlook across the fields.

Upon entering, a welcoming and spacious entrance hallway provides access to the generously sized lounge, which benefits from high ceilings, recessed spot lighting and double doors leading through to the conservatory. The kitchen-diner is finished to a high standard and includes a built-in oven, fridge and dishwasher, along with space for a freestanding fridge freezer, ample storage and under-cupboard lighting. Adjacent to the kitchen is a practical utility room with space for both a washing machine and tumble dryer.

Bedroom two comfortably accommodates a double bed with additional storage options, while the third bedroom is conveniently positioned near the stylish family bathroom, separated by further built-in storage.

Externally, the property offers two off-road parking spaces to the front, along with a single garage. The rear garden is beautifully maintained and features a combination of lawn, flower beds and patio areas, ideal for outdoor enjoyment. Two powered sheds provide excellent additional storage or workspace. Completing the appeal of this home are the stunning open farmland views, which can be enjoyed from the main bedroom, conservatory and all outdoor spaces.





Entrance Hall

Living Room

15' 10" x 12' 10" (4.83m x 3.91m)

Conservatory

16' 5" x 8' 2" (5.00m x 2.49m)

Kitchen/Diner

18' 5" x 10' 0" (5.61m x 3.05m)

Utility Room

8' 1" x 5' 2" (2.46m x 1.57m)

Bathroom

Bedroom One

15' 9" x 9' 10" (4.80m x 3.00m)

En-Suite

Bedroom Two

10' 9" x 9' 10" (3.28m x 3.00m)

Bedroom Three

12' 4" x 6' 11" (3.76m x 2.11m)

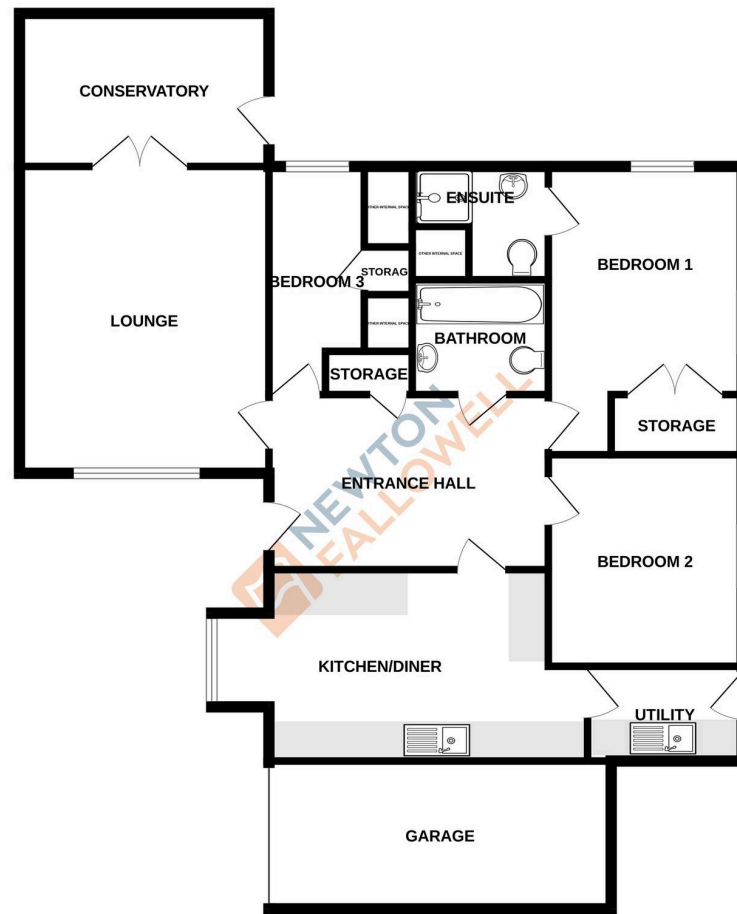
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



GROUND FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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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