



12 Windsor Court, Bourne, PE10 0XG

 **NEWTON FALLOWELL**

3 2 1

Key Features

- THREE BEDROOMS
- Semi Detached Family Home
- Main Bedroom with En-suite
- Family Bathroom and Downstairs WC
- Ideal First Time Purchase Or Investment
- South Facing Rear Garden
- Off Road Parking Leading to Garage
- EPC Rating C
- Freehold

£265,000





Situated on the sought-after Windsor Court in Bourne, this spacious and versatile three bedroom family home offers well-proportioned living accommodation ideal for modern family life. This beautifully presented home offers an exceptional blend of style, comfort, and versatility, perfectly suited to modern living.

At its heart is an elegant lounge, complete with a striking log burner that creates a warm and inviting atmosphere ideal for relaxing evenings, complemented by solid wood flooring which continues throughout the first floor. To the right side, a contemporary kitchen/diner provides a superb social space, thoughtfully designed for both everyday living and hosting, finished with stylish ceramic tiled flooring, also featured in the bathrooms and WC. This space is complemented by a separate utility room and a convenient ground floor WC accessed from the entrance hall.

Upstairs, the property continues to impress with three generously sized bedrooms, including an en-suite to the principal bedroom, alongside a beautifully appointed family bathroom serving the remaining two bedrooms.

Externally, the home enjoys a well-maintained, south-facing rear garden, ideal for enjoying sunlight throughout the day. A true highlight of the property is the expertly converted garage, currently arranged as a private gym. This impressive and adaptable space offers excellent flexibility, easily lending itself to a stylish home office, studio, or additional reception area. With direct access from the rear garden, it provides both practicality and a sense of independence from the main home. The garage also benefits from an installed EV charging point, adding further convenience for modern living.

This is a home that effortlessly combines lifestyle and functionality, offering something truly special for a wide range of buyers.



Entrance Hall 1.91m x 2.3m (6'4" x 7'6")

Living Room 5.44m x 3.21m (17'10" x 10'6")

W.C 1.48m x 0.94m (4'11" x 3'1")

Kitchen/Diner 5.44m x 2.9m (17'10" x 9'6")

Utility Room 1.65m x 1.71m (5'5" x 5'7")

Landing

Bedroom One 3.76m x 3.08m (12'4" x 10'1")

En Suite 1.78m x 1.5m (5'10" x 4'11")

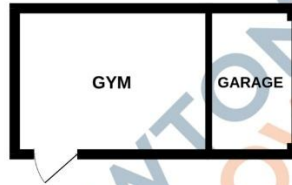
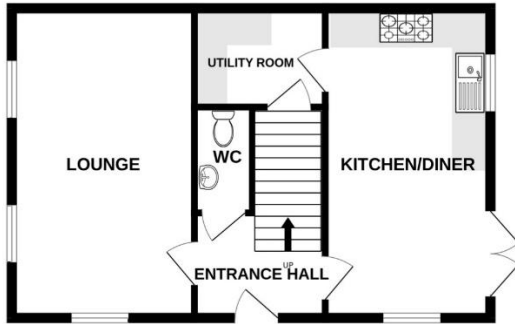
Bedroom Two 3.32m x 2.96m (10'11" x 9'8")

Bedroom Three 2.7m x 2.25m (8'11" x 7'5")

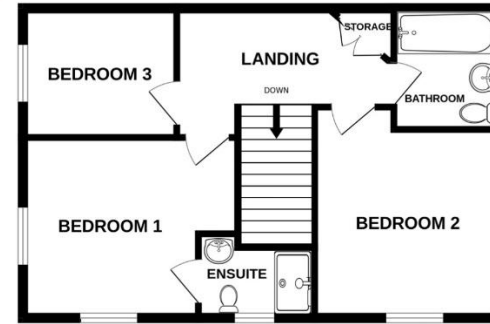
Bathroom 1.69m x 2m (5'6" x 6'7")

Gym 3.38m x 2.47m (11'1" x 8'1")

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		