



65 Great Leighs, Bourne
£230,000

 **NEWTON FALLOWELL**

65 Great Leighs

Bourne

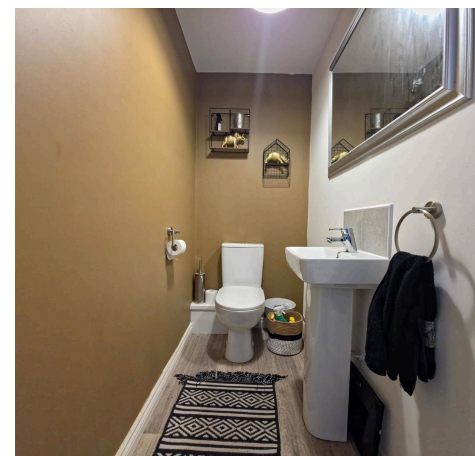
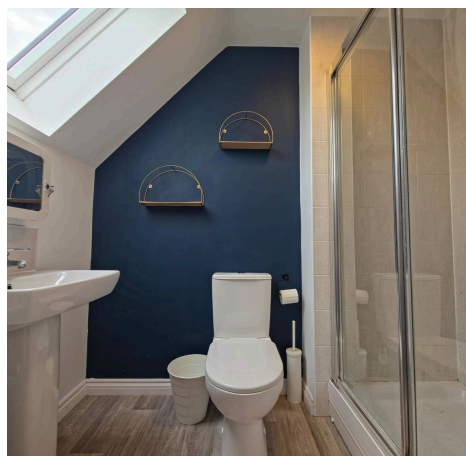
This beautifully presented three-bedroom semi-detached townhouse offers spacious and versatile accommodation across three floors, making it an ideal family home.

Upon entering, you are greeted by a welcoming hallway leading to the kitchen/diner and then further through into the lounge with access out to the garden. The ground floor also benefits from a convenient downstairs WC, while the main living areas are bright and airy, filled with natural light.

Upstairs, you will find three generously sized double bedrooms, each thoughtfully designed to provide comfort and privacy. The principal bedroom features a contemporary en-suite shower room, while a separate family bathroom serves the remaining bedrooms on the middle floor. High-quality finishes and neutral décor throughout allow you to move straight in and make this house your home.

The private south-facing garden is a real highlight of this property, offering a tranquil outdoor retreat that can be enjoyed throughout the year. The garden is mainly laid to lawn, with a well-maintained patio area and an incredibly useful garden room that can be used as work from home space, storage or a gym space. There is also convenient gated side access, as well as a dedicated parking area for two cars.

The property is situated in a quiet residential setting, close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are looking for a peaceful outdoor sanctuary or a practical space for a growing family, this property's outside space is sure to impress.





Outside room

12' 5" x 8' 2" (3.79m x 2.48m)

Electric + lighting

Lounge

15' 8" x 12' 3" (4.77m x 3.73m)

WC

6' 1" x 3' 4" (1.85m x 1.02m)

Kitchen/Diner

11' 3" x 8' 4" (3.42m x 2.55m)

Bedroom 1

15' 8" x 21' 2" (4.77m x 6.45m)

3.27 from es wall Storage in eaves

En-Suite

4' 8" x 7' 5" (1.41m x 2.26m)

Bedroom 2

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

Bedroom 3

8' 4" x 9' 5" (2.55m x 2.88m)

Bathroom

8' 4" x 6' 4" (2.54m x 1.92m)



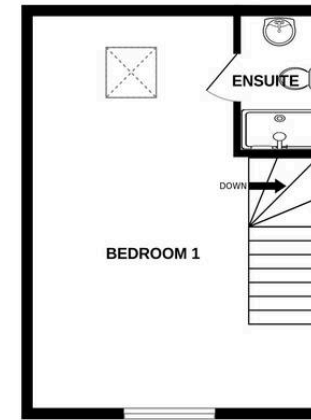
GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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Newton Fallowell - Bourne

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