



47 Len Pick Way, Bourne
£299,995

 **NEWTON FALLOWELL**

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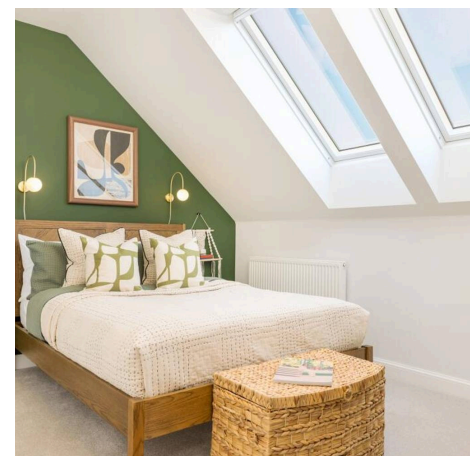
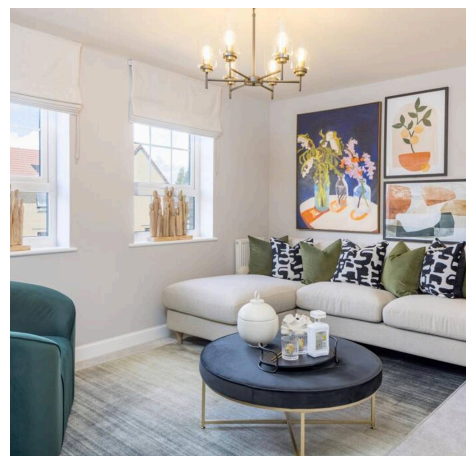
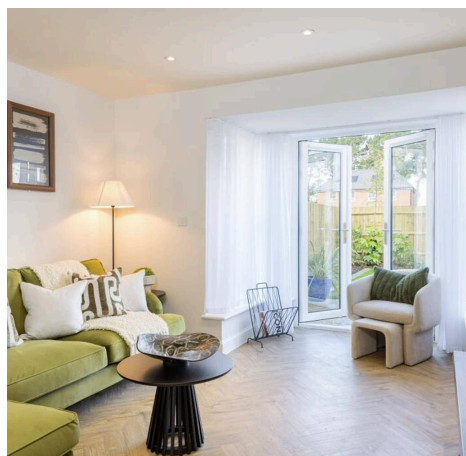
Bourne

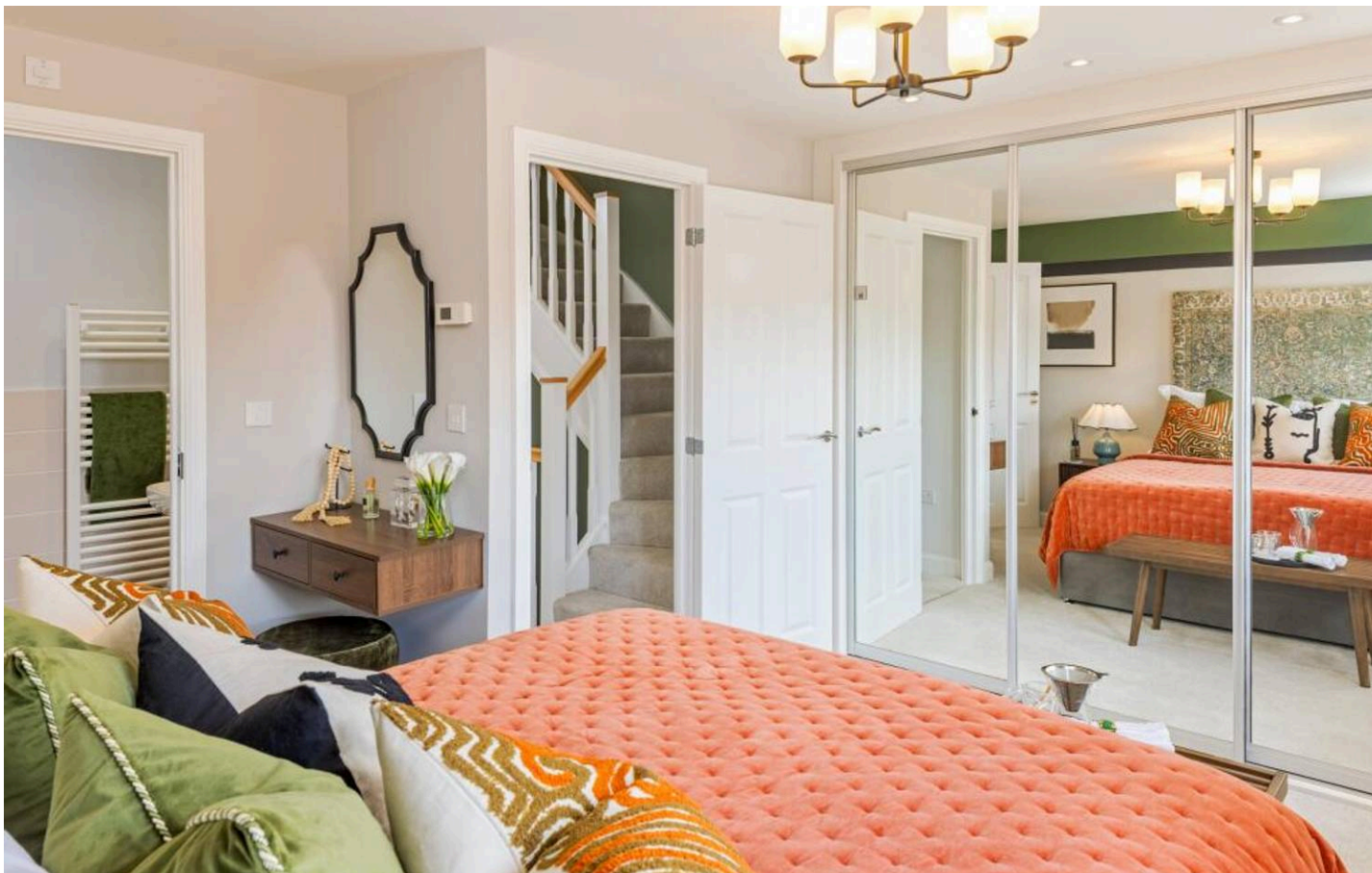
This stunning brand new three-bedroom semi-detached townhouse offers an exceptional blend of contemporary design and practical living, perfectly tailored for modern family life or professional couples seeking space and versatility.

The property is arranged over three thoughtfully planned floors, beginning with an impressive open plan ground floor that seamlessly combines the living, dining, and family areas to create an inviting and sociable heart of the home. This expansive space is ideal for both everyday living and entertaining, with ample natural light and a sleek, modern finish throughout. A separate study provides a dedicated workspace for those working from home, while a well-appointed utility area ensures essential household tasks are kept discreetly out of sight. On the first floor, a generous sitting room offers a peaceful retreat for relaxation or informal gatherings, and the layout continues to impress with three spacious double bedrooms arranged to maximise comfort and privacy. The main bedroom is a true sanctuary, featuring a stylish dressing area and a luxurious ensuite bathroom for added convenience and indulgence. The additional two double bedrooms are equally well-proportioned, served by a contemporary family bathroom finished to a high standard. Practical storage solutions are thoughtfully integrated throughout the home, ensuring a clutter-free environment and enhancing the sense of space.

With incentives available (subject to terms and conditions), as well as part exchange or assisted move options to help facilitate a smooth transition, this property represents a superb opportunity to secure a brand new, high specification home.

Early viewing is highly recommended to fully appreciate the





Entrance Hall

Ground Floor WC

Utility Space

Study

Kitchen

Living / Family / Dining Area

First Floor Landing

First Floor Lounge

Bedroom One

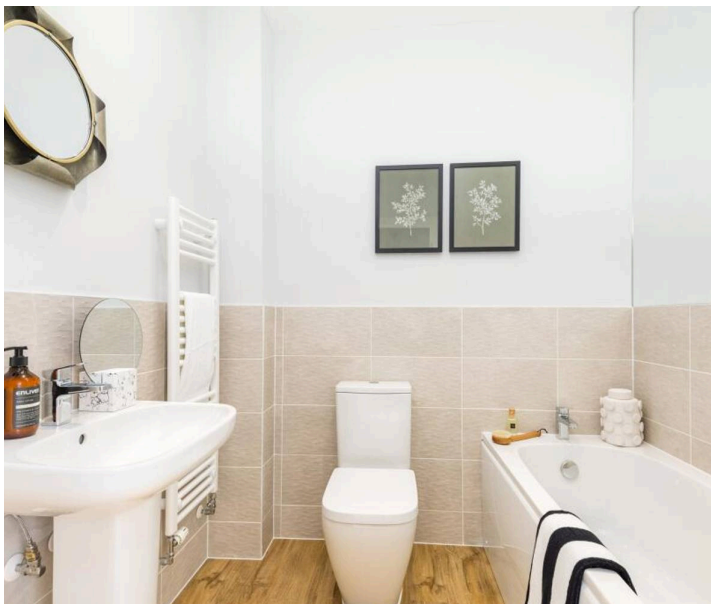
Dressing Area & Ensuite Shower Room

Second Floor Landing

Bedroom Two

Bedroom Three

Family Bathroom





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Newton Fallowell - Bourne

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