

22 Newbury Crescent, Bourne

Guide Price £210,000

NEWTON FALLOWELL

22 Newbury Crescent

Bourne

Guide Price £200,000 - £220,000

Being sold with No Onward Chain this Three Double bedroom Semi Detached home offering well-proportioned accommodation arranged over three floors. The ground floor provides a welcoming entrance hall, a convenient downstairs WC, a well-appointed kitchen/breakfast room, a spacious living room offering a sociable space for everyday family life and entertaining with patio doors to the private rear garden.

To the first floor are two good-sized bedrooms, together with a family bathroom and a useful landing area. The second floor is dedicated to the principal bedroom, which enjoys excellent proportions and benefits from a separate dressing room and en-suite facilities, providing a private and comfortable principal suite.

Outside, the property enjoys an easy-to-maintain, private rear garden, featuring a paved patio area ideal for outdoor dining and entertaining, with the remainder predominantly laid to lawn. The aspect provides a particularly pleasant outdoor space, benefiting from sunshine throughout much of the day. The property also benefits from a driveway to the side of the home.















Entrance Hall
15' 11" x 6' 6" (4.84m x 1.98m)

Living Room
14' 7" x 13' 0" (4.45m x 3.95m)

Kitchen Breakfast Room
15' 11" x 7' 11" (4.84m x 2.42m)

Wc
4' 9" x 2' 10" (1.45m x 0.86m)

Landing
18' 1" x 6' 5" (5.52m x 1.96m)

Bedroom Two
12' 5" x 13' 0" (3.79m x 3.95m)

Bedroom Three
11' 1" x 6' 3" (3.38m x 1.91m)

Bathroom
6' 9" x 6' 3" (2.07m x 1.91m)

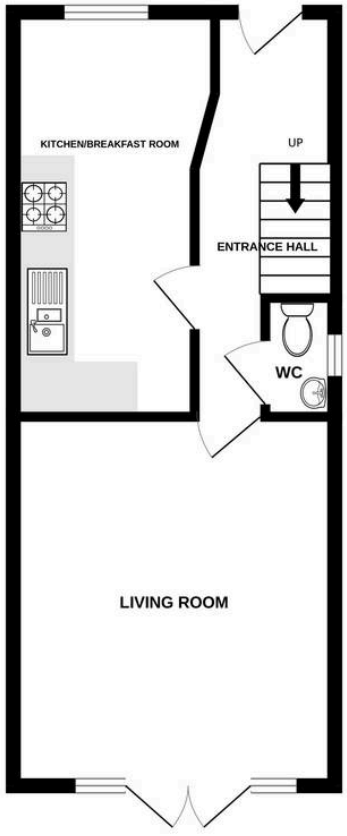
Landing

Principle Bedroom
12' 3" x 13' 0" (3.73m x 3.95m)

Dressing Room
4' 11" x 7' 5" (1.50m x 2.26m)

En-suite
7' 10" x 9' 5" (2.39m x 2.86m)

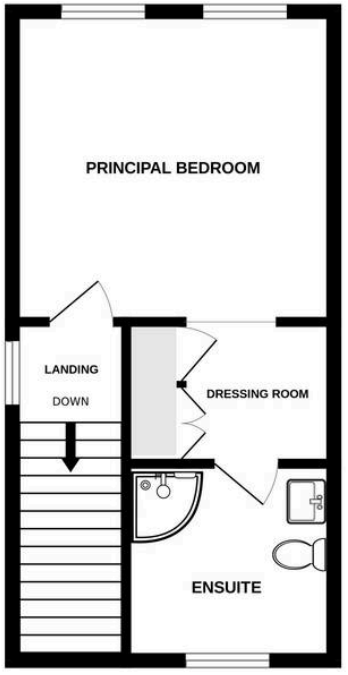
GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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