



23 Aintree Way, Bourne  
£250,000

 **NEWTON FALLOWELL**

## 23 Aintree Way

Bourne, Bourne

Situated on the sought-after Aintree Way in Bourne, this spacious and versatile three-storey family home offers well-proportioned living accommodation ideal for modern family life.

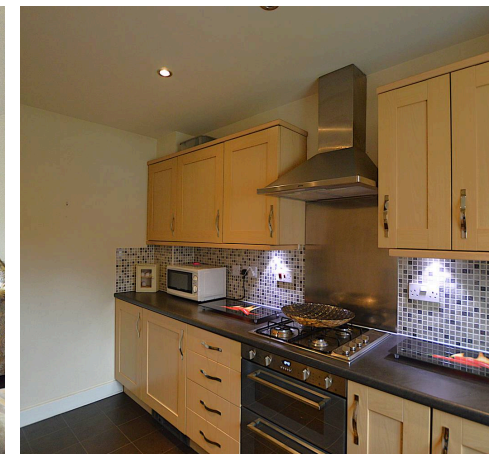
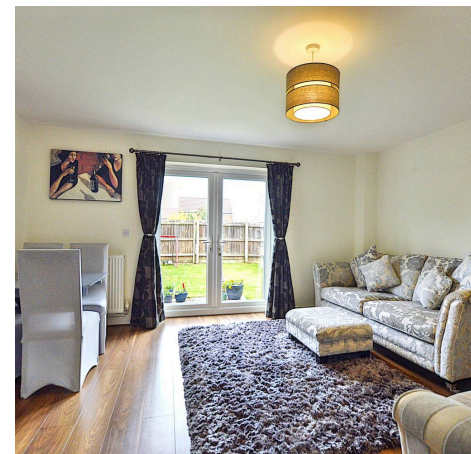
The ground floor features a welcoming entrance hall leading to a bright and generous lounge/diner, perfect for both relaxing and entertaining. A well-appointed kitchen provides ample workspace and storage, while a convenient downstairs WC and additional storage complete this level.

On the first floor, the property offers two good-sized bedrooms alongside a family bathroom, with a central landing providing access to a useful office space, perfect for remote work or study. The second floor is dedicated to an impressive principal bedroom suite, benefiting from built-in storage and a private ensuite shower room, creating a peaceful retreat.

To the rear, the property boasts a low-maintenance, east facing garden, predominantly laid to lawn, with an excellent patio area, ideal for outdoor entertaining and relaxing during the summer months.

Externally, the home enjoys a practical layout suited to family living, complemented by its excellent location. Positioned within walking distance of well-regarded schools, local shops, and everyday amenities, this property is perfectly placed for convenience while maintaining a quiet residential setting. Bourne town centre is easily accessible, offering a range of supermarkets, cafes, and leisure facilities.

This is a fantastic opportunity to acquire a spacious and adaptable home in a popular and well-connected area.





#### Entrance Hall

#### Lounge/Diner

15' 1" x 15' 0" (4.59m x 4.57m)

#### Kitchen

11' 11" x 7' 11" (3.64m x 2.42m)

#### Downstairs W.C

6' 0" x 3' 2" (1.82m x 0.97m)

#### Landing

9' 5" x 6' 10" (2.88m x 2.09m)

#### Principal Bedroom

17' 9" x 15' 0" (5.41m x 4.58m)

#### En-Suite

4' 10" x 7' 1" (1.48m x 2.15m)

#### Bedroom Two

11' 1" x 15' 0" (3.38m x 4.58m)

#### Bedroom Three

9' 10" x 7' 11" (2.99m x 2.41m)

#### Office

6' 3" x 6' 10" (1.91m x 2.09m)

#### Bathroom

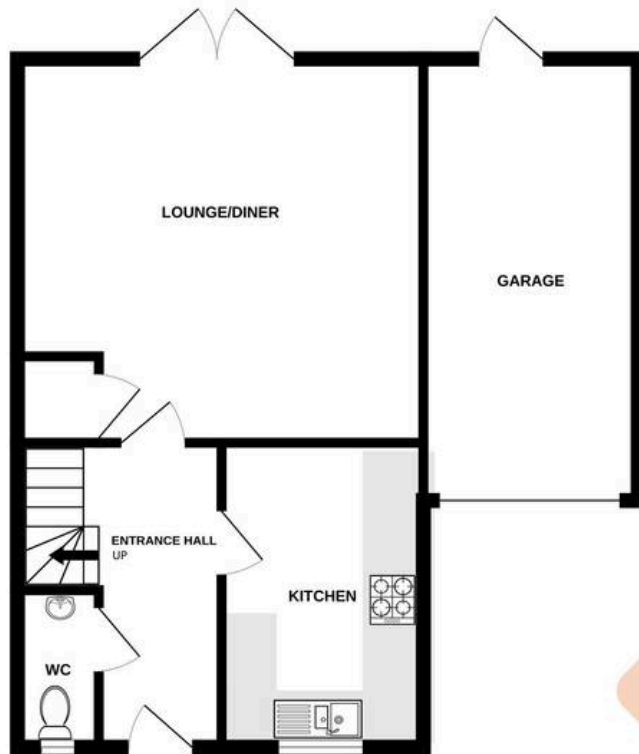
7' 10" x 5' 10" (2.39m x 1.79m)

#### Garage

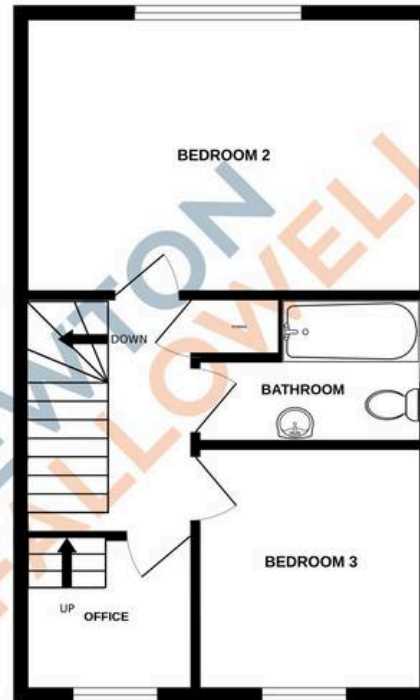
17' 4" x 8' 5" (5.28m x 2.57m)



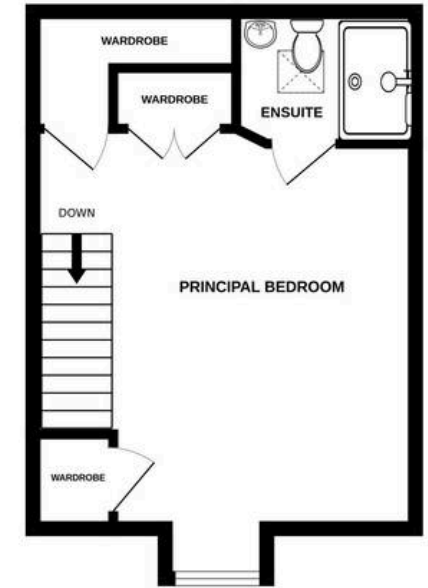
GROUND FLOOR  
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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.  
Made with Metropix ©2026

Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne