



104 Spa Chase, Bourne

Guide Price £330,000

 **NEWTON FALLOWELL**

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This impressive detached double fronted four bedroom home offers spacious and versatile accommodation, ideal for modern family living.

The property opens into a welcoming hallway with two storage cupboards and access to a downstairs WC. This then leads to a high specification kitchen, featuring striking granite worktops and ample storage, with built in appliances and access into a utility room. The generous lounge provides a bright and airy space for relaxation or social gatherings with access out into the garden through patio doors.

Upstairs, the property boasts four well-proportioned bedrooms, including a principal suite with a stylish en-suite walk-in shower. The remaining bedrooms are served by a contemporary family bathroom finished to a good modern standard. Throughout, the home is immaculately presented offering a blend of modern fittings and welcoming décor.

Outside, the property is complemented by a detached garage, providing secure parking and additional storage, with further off-road parking available for two cars. The private garden, mainly laid to lawn, offers an ideal space for children to play, summer entertaining, or simply enjoying a peaceful moment outdoors. Well-maintained borders and mature planting add a sense of seclusion and natural beauty to the garden. A paved patio area adjacent to the house is perfect for al fresco dining or relaxing with family and friends. The property is situated in a desirable residential location, close to local amenities, schools, and transport links, making it a perfect choice for those seeking a well-appointed family home with excellent outside space.





Entrance Hall

10' 0" x 6' 6" (3.05m x 1.99m)

Lounge

19' 8" x 11' 3" (6.00m x 3.44m)

Kitchen Diner

19' 8" x 11' 9" (6.00m x 3.57m)

WC

5' 6" x 2' 11" (1.68m x 0.90m)

Landing

Bedroom One

11' 1" x 11' 7" (3.39m x 3.52m)

En-suite

4' 9" x 6' 5" (1.44m x 1.96m)

Bedroom Two

9' 9" x 11' 11" (2.96m x 3.63m)

Bedroom Three

9' 8" x 10' 0" (2.95m x 3.06m)

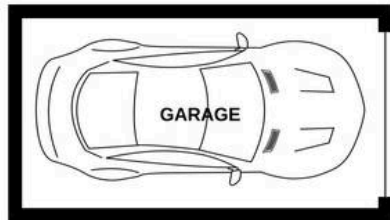
Bathroom

6' 3" x 6' 7" (1.90m x 2.01m)

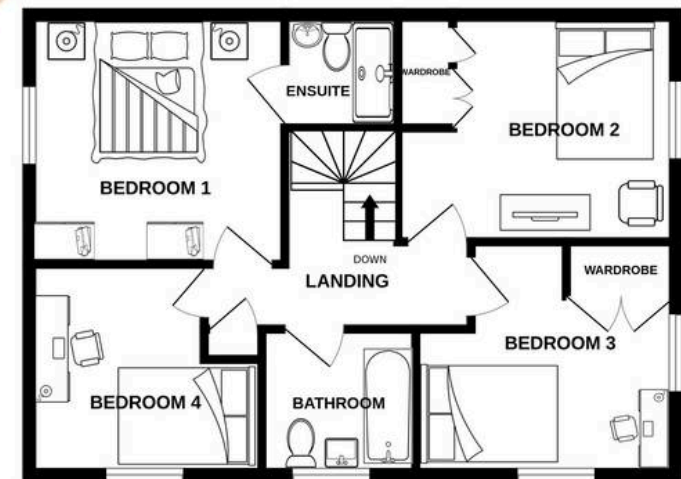
Garage



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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

Newton Fallowell, 2 North Street - PE10 9EA

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