



5 Baldock Drive, Bourne PE10 2BA

£350,000



\*\*\*NEARLY NEW DETACHED FAMILY HOME\*\*\*Rosedale Property Agents are delighted to offer this lovely well presented family home on the very popular development of Elsea Park. The property sits to the West side of Bourne and is within easy access to Bourne town centre and schools. The property is still under all the guarantees you would expect to get with a new build and is ready to move in. Also the property has been built with solar panels making this family home even more efficient. On entering the the property you are meet by a light and airy entrance hall, sitting room/office, cloakroom, lounge and a lovely kitchen/dining living area overlooking the rear garden. Upstairs there are four good size bedrooms ensuite and family bathroom. Outside the West facing rear garden is fully enclosed with an extended patio and courtesy door to the single garage. The drive has space for two cars and has an EV charger. To fully appreciate this lovely home viewings are highly recommended. EPC Energy Rating B - Council Tax Band D.



**ENTRANCE HALL**

Composite door to front, radiator, cupboard and stairs to first floor.

**CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls, extractor fan and downlighting.

**STUDY**

7' 5" x 7' 0" (2.26m x 2.13m) (approx.) UPVC window to front and radiator.

**LOUNGE**

16' 7" x 11' 0" (5.05m x 3.35m) (approx.) UPVC window to front and radiator.

**KITCHEN/DINING/LIVING AREA**

26' 6" x 10' 2" (8.08m x 3.10m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, upstands, integrated oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, two double radiators, two UPVC windows to rear and UPVC French doors to garden.

**UTILITY**

5' 8" x 5' 4" (1.73m x 1.63m) (approx.) Fitted with a range of base and eye level units, radiator, plumbing and space for washing machine, wall mounted gas boiler and half glazed door to side.

**LANDING**

Radiator, cupboard and loft access.

**BEDROOM ONE**

12' 7" x 11' 7" (3.84m x 3.53m) (approx.) UPVC windows to front and side, fitted wardrobes and radiator.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, 3/4 tiled walls, shaver point, extractor fan and heated towel rail.

**BEDROOM TWO**

12' 4" x 11' 2" (3.76m x 3.40m) (approx.) UPVC window to front, fitted wardrobes and radiator.

**BEDROOM THREE**

10' 11" x 9' 3" (3.33m x 2.82m) (approx.) UPVC window to rear and radiator.

**BEDROOM FOUR**

10' 3" x 9' 7" (3.12m x 2.92m) (approx.) UPVC window to rear and radiator.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath, 3/4 tiled walls, extractor fan and downlighting.

**OUTSIDE**

Driveway with off road parking to the side. To the front there is mature shrubs and lawn area.

The rear garden is laid to lawn with extended paved patio area, seating area, gated side access, door to garage and enclosed by fencing.

**GARAGE**

Light and power.

**AGENTS NOTE**

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

