



14 Brock Crescent, Bourne, Lincolnshire PE10 0GN

£425,000



Modern Detached Family Home Rosedale is delighted to present this spacious and well-designed three-storey detached home, ideally situated in the sought-after Elsea Park development—just a short walk from Bourne town centre and the highly regarded Bourne Grammar School. This modern property offers generous, flexible living space, perfectly suited for a growing family. The ground floor features a welcoming entrance hall leading to a bright sitting room, a useful cloakroom, a comfortable lounge, and a contemporary kitchen/breakfast room that opens into a garden room with attractive exposed brickwork—ideal for relaxed family time or entertaining. On the first floor, there are two double bedrooms, each with their own en-suite, a stylish family bathroom, and two additional rooms that can serve as bedrooms, home offices, or playrooms—offering great versatility for modern family life. The top floor includes built-in storage and gives access to a spacious dual-aspect fourth bedroom, along with a generous master suite complete with fitted wardrobes, a dressing area, and a private en-suite. Outside, the property benefits from a double-width driveway, a detached double garage, and gated access to a private, south-facing rear garden—perfect for outdoor play and summer gatherings. Immaculately presented and one of only a few homes of this style in the area, this is a fantastic opportunity to secure a modern family home in a desirable location. Early viewing is highly recommended. EPC Energy Rating: B | Council Tax Band: E

ENTRANCE HALL

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

CLOAKROOM

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

KITCHEN/BREAKFAST

Fitted with a range of base and eye level units, inset sink unit, granite worktops, tiled flooring, integrated dishwasher, integrated oven, gas hob, extractor fan, integrated fridge freezer, washing machine, UPVC window to front and arch to:

GARDEN ROOM

10' 11" x 9' 0" (3.33m x 2.74m) (approx.) Glass lean to style, French doors to garden, tiled flooring, radiator and exposed brick walling.

LOUNGE

UPVC French doors to garden, inset feature fireplace, laminated flooring, coving and radiator.

PLAYROOM/OFFICE

12' 9" x 10' 0" (3.89m x 3.05m) (approx.) UPVC window to front and side, laminated flooring, radiator and coving.

LANDING

Radiator and stairs to second floor.

BEDROOM THREE

9' 6" x 9' 0" (2.90m x 2.74m) (approx.) UPVC window to rear, radiator and wardrobe.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 1/2 tiled walls, extractor fan, shaver point, radiator and UPVC window to front.

BEDROOM TWO

12' 0" x 10' 1" (3.66m x 3.07m) (approx.) UPVC window to front, radiator and wardrobe.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 1/2 tiled walls, shaver point, extractor fan, radiator and UPVC window to front.

BEDROOM FIVE

11' 5" x 8' 2" (3.48m x 2.49m) (approx.) UPVC window to rear, radiator and wardrobe.

BEDROOM SIX

9' 10" x 6' 8" (3.00m x 2.03m) (approx.) UPVC window to rear, laminated and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, 1/2 tiled walls and shaver point.

LANDING

Two wardrobes.

BEDROOM ONE

11' 2" x 10' 2" (3.40m x 3.10m) (approx.) UPVC windows to front and side and eves access.

Dressing area - Boiler/airing cupboard, loft access, built in wardrobes, Velux window to side and eves access.

ENSUITE

Fitted with a four piece suite comprising WC, wash hand basin, bath and double shower cubicle, part tiled walls, radiator, downlighting and shaver point.

BEDROOM FOUR

13' 1" x 9' 0" (3.99m x 2.74m) (approx.) UPVC windows to front and rear, radiator Velux window to rear and radiator.

OUTSIDE

The rear garden is mainly laid to lawn with decking and seating area, shed, gated side access and enclosed by fencing and walling.

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.

