



30 Buttercup Drive, Bourne, Lincolnshire PE10 0PZ

£325,000



A beautifully presented five-bedroom detached family home, set over three floors, located in the highly sought-after Elsea Park development. This impressive property offers well-proportioned and versatile accommodation, ideal for modern family living. The ground floor comprises a welcoming entrance hall, downstairs cloakroom, generous lounge, and a stylish open-plan kitchen/dining room perfect for entertaining. The first floor features a spacious master bedroom with en-suite shower room, two further bedrooms, and a modern, refitted family bathroom. The second floor offers two additional double bedrooms, providing flexible space for growing families, guests, or home working. Externally, the property benefits from a driveway leading to a single garage and a delightful, established rear garden with a timber-decked patio area—ideal for outdoor relaxation and entertaining. Conveniently situated for local amenities, including Tesco supermarket and Bourne Grammar School, the property also offers easy access to the A15 with excellent transport links to Peterborough and its mainline station to London King's Cross. Early viewing is highly recommended. EPC Energy rating - C / Council Tax band - D

ENTRANCE HALLWAY

Composite front door, 'Karndean' flooring, radiator, under stairs storage cupboard and stairs to first floor landing.

CLOAKROOM

Fitted with a two piece suite comprising low level WC with dual button flush and pedestal wash hand basin with mixer tap. 'Karndean' flooring, radiator, extractor fan and electric consumer unit.

LOUNGE

17' 8" x 10' 8" (5.38m x 3.25m) Approx. UPVC double glazed window to the front aspect and UPVC double glazed French doors to the rear garden. 'Karndean' flooring and two radiators.

KITCHEN / BREAKFAST ROOM

17' 8" x 9' 6" (5.38m x 2.90m) Approx. Re-fitted with a range of base, drawer and wall mounted units. Fully integrated appliances including fridge/freezer, washing machine and dishwasher. Built in double electric oven, 4 ring induction hob and extractor hood. 'Karndean' flooring, radiator. UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING

Window to the rear, stairs to second floor landing.

MASTER BEDROOM

11' 3" x 10' 8" (3.43m x 3.25m) Approx. UPVC double glazed window to the rear. Fitted triple wardrobe. Radiator and door to en-suite.

ENSUITE SHOWER ROOM

UPVC double glazed obscure window to the front. Refitted and tiled with large walk in shower, vanity sink unit with storage, low level WC with dual flush button. Chrome heated towel rail, shaver point and extractor fan.

BEDROOM TWO

11' 0" x 9' 8" (3.35m x 2.95m) Approx. UPVC double glazed window to rear. Radiator.

BEDROOM THREE

12' 0" x 6' 5" (3.66m x 1.96m) Approx. UPVC double glazed window to the front. Radiator. Airing cupboard housing 'i-mini' combi boiler (fitted in 2020).

BATHROOM

Refitted and tiled with a panelled bath with hand held shower attachment and glass screen. Pedestal wash hand basin with mixer tap, low level WC with dual button flush, shaver point and UPVC double glazed obscure window to front.

SECOND FLOOR LANDING

Velux skylight windows to the front and rear.

BEDROOM FOUR

Approx. UPVC double glazed window to the front and Velux skylight to the rear. Radiator.

BEDROOM FIVE

14' 2" x 11' 1" (4.32m x 3.38m) Approx. UPVC double glazed window to the front and Velux skylight to the rear. Radiator.

OUTSIDE

To the side there is a driveway providing off road parking, leading to the single garage.

The front is low maintenance and laid to gravel.

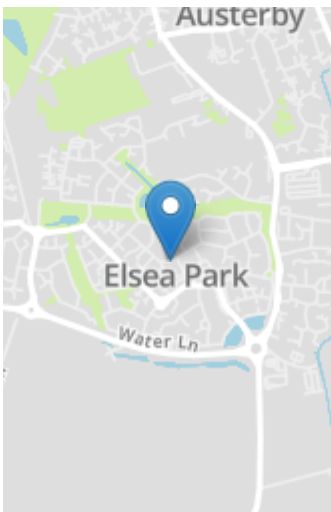
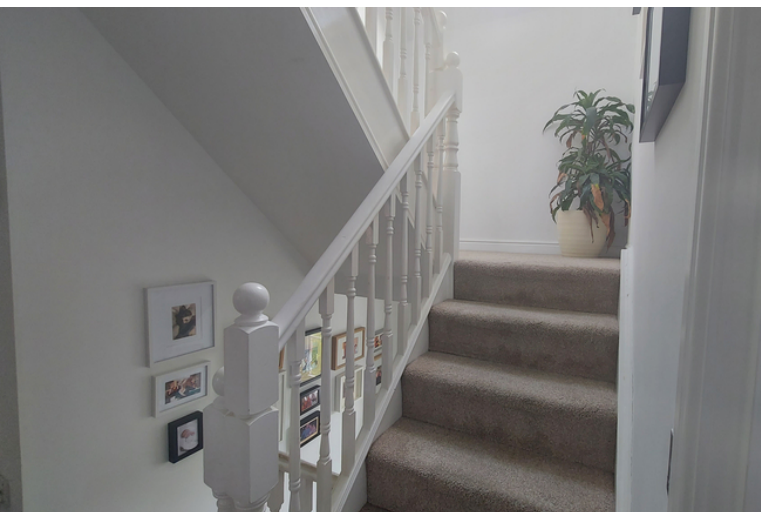
The rear garden has a wooden decked patio leading onto a well tendered and established garden and a covered wooden pergola giving an alternative seating area. The garden is well stocked with a variety of trees, shrubs and plants. Fully enclosed with gated side access.

Single Garage with power and lighting, up and over door.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		