



5 Baldock Drive, Bourne PE10 2BA

£390,000



NEARLY NEW DETACHED FAMILY HOMERosedale 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 center 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.

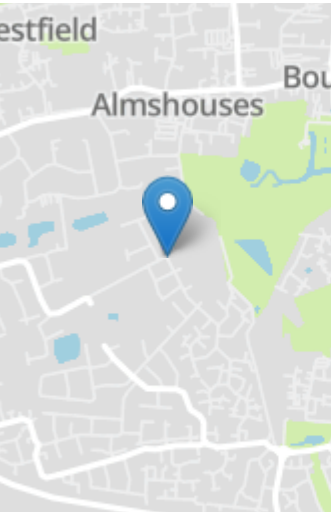
GARAGE

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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A	91	91	
(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		EU Directive 2002/91/EC 	