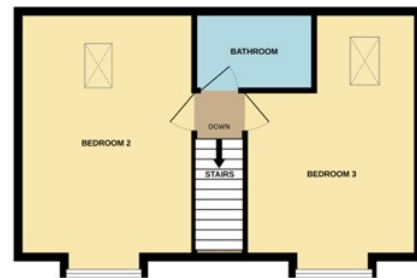
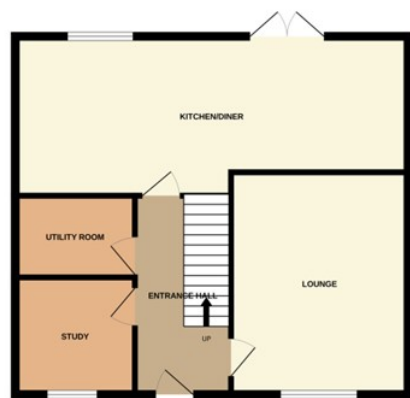




41 Haydock Park Drive, Bourne, Lincolnshire PE10 0WJ

£350,000



\*\*\*GENEROUS SIZE TOWNHOUSE \*\*\*Offers are invited in excess of £350,000 for this well maintained spacious family home. Situated in the popular new development of Elsea Park, close to local amenities and Bourne Grammar school. Spread over three floors with five double bedrooms, two receptions, three bathrooms, kitchen/diner and utility/cloakroom. Outside there is a South facing mature rear garden with seating area and decking, there is a driveway to the side for two vehicles leading to the single garage. The property is situated in a prime position overlooking a green area with the rear backing onto gardens. This property would suit any growing family looking for more space at a realistic affordable price. To fully appreciate this property viewings are highly recommended. EPC Energy rating B/Council tax band E.



**ENTRANCE HALL**  
Half glazed door to front, stairs to first floor with cupboard under stairs and radiator.

**CLOAKROOM/UTILITY ROOM**  
Fitted with a two piece suite comprising wash hand basin and WC. Stainless steel sink unit and plumbing for automatic washing machine.

**LOUNGE**  
14' 11" x 11' 10" (4.55m x 3.61m) (approx.) UPVC double glazed window to front and radiator.

**STUDY**  
8' 0" x 7' 10" (2.44m x 2.39m) (approx.) UPVC double glazed window to front and radiator.

**KITCHEN/DINER**  
26' 5" x 10' 7" (8.05m x 3.23m) (approx.) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit, integrated dishwasher, integrated oven, hob, extractor fan, unit lighting and down lighting. Fridge freezer space, UPVC double glazed French doors to garden, UPVC double glazed window to rear.

**LANDING**  
Stairs from ground floor. Airing cupboard and UPVC double glazed window to front.

**BEDROOM ONE**  
18' 9" x 10' 11" (5.71m x 3.33m) (approx.) UPVC double glazed window to front, radiator, triple wardrobes on both sides and dressing table.

**ENSUITE**  
Fitted with a three piece suite comprising wash hand basin, WC and double shower cubicle with electric shower. Radiator and UPVC double glazed window to rear.

**BEDROOM TWO**  
13' 2" x 8' 0" (max) (4.01m x 2.44m) (approx.) UPVC double glazed window to front, radiator and wardrobe.

**BEDROOM FIVE**  
11' 5" x 9' 8" (3.48m x 2.95m) (approx.) UPVC double glazed window to rear and radiator.

**BATHROOM**  
Fitted with a three piece suite comprising wash hand basin, WC and bath. Partly tiled and

radiator.

**LANDING**

**BEDROOM TWO**  
17' 6" x 11' 1" (5.33m x 3.38m) (approx.) UPVC double glazed window to front, Velux window to rear.

**BEDROOM THREE**  
17' 6" x 11' 8" (5.33m x 3.56m) (approx.) UPVC double glazed window to front, Velux window to rear.

**BATHROOM/SHOWER ROOM**  
Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle. Partly tiled, radiator and UPVC double glazed window to rear.

**OUTSIDE**  
Front: Off road parking leading to garage.

Rear: Southerly facing garden enclosed by fencing, laid to lawn with mature shrubs, decking area, sunken seating area, and patio area. There is a gated side access to your driveway and garage.

**GARAGE**  
Single garage with 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.

