



5 COLERIDGE PLACE, BOURNE  
PE10 9WA      £390,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

**S**ituated on this exclusive development on the outskirts of Bourne and built by Allison Homes, this excellent family home has been extended to the side and rear and is offered for sale in good decorative order. Accommodation includes three reception rooms to the ground floor including a light and airy garden room plus an 18' kitchen. To the first floor, there are FIVE bedrooms with luxury en suite to the master. With an enclosed garden to the side, this home is located within a small cul-de-sac close to Bourne Grammar School and viewing is highly advised.

Front entrance door opening to

**HALLWAY**

An impressive entrance with radiator and stairs to first floor.

**CLOAKROOM**

Comprising wash hand basin, low flush WC and radiator.

**LOUNGE** 17' x 11' (5.18m x 3.35m)

With recessed cast iron wood burner within modern fireplace and heavy beam above, radiator, TV point, window to front aspect and access to

**DINING ROOM** 10' x 9' (3.04m x 2.74m)

With radiator and door to

**GARDEN ROOM** 11'1 x 9'4 (3.37m x 2.84m)

This light and airy room has windows to side and rear aspects, French doors opening onto the rear garden, vaulted beamed ceiling and radiator.

**KITCHEN BREAKFAST ROOM** 18' x 10' (5.49m x 3.04m)

A contemporary kitchen comprising ample wall and base units with stainless steel cooking range (available by separate negotiation), integrated dishwasher and fridge freezer, work surface, wall tiling, breakfast area, plumbing for washing machine, two windows to rear aspect, internal door to garage and side external door.

**LANDING**

With airing cupboard and access to loft.

**MASTER BEDROOM** 16'3 x 13' (4.95m x 3.96m)

A spacious bedroom with TV point, radiator, window to front aspect and door to

**LUXURY EN SUITE**

This luxury contemporary en suite comprises double shower cubicle, low flush WC, wash hand basin, wall tiling, radiator and window to front aspect.

**BEDROOM TWO** 13'2 x 9'2 (4.01m x 2.79m)

With radiator and window to front aspect.

**BEDROOM THREE** 11' x 9' (3.35m x 2.74m)

With radiator and window to rear aspect.

**BEDROOM FOUR** 9'7 x 8'10 (2.92m x 2.69m)

With radiator and window to rear aspect.

**BEDROOM FIVE** 9'2 x 8'9 (2.79m x 2.67m)

With radiator and window to rear aspect.

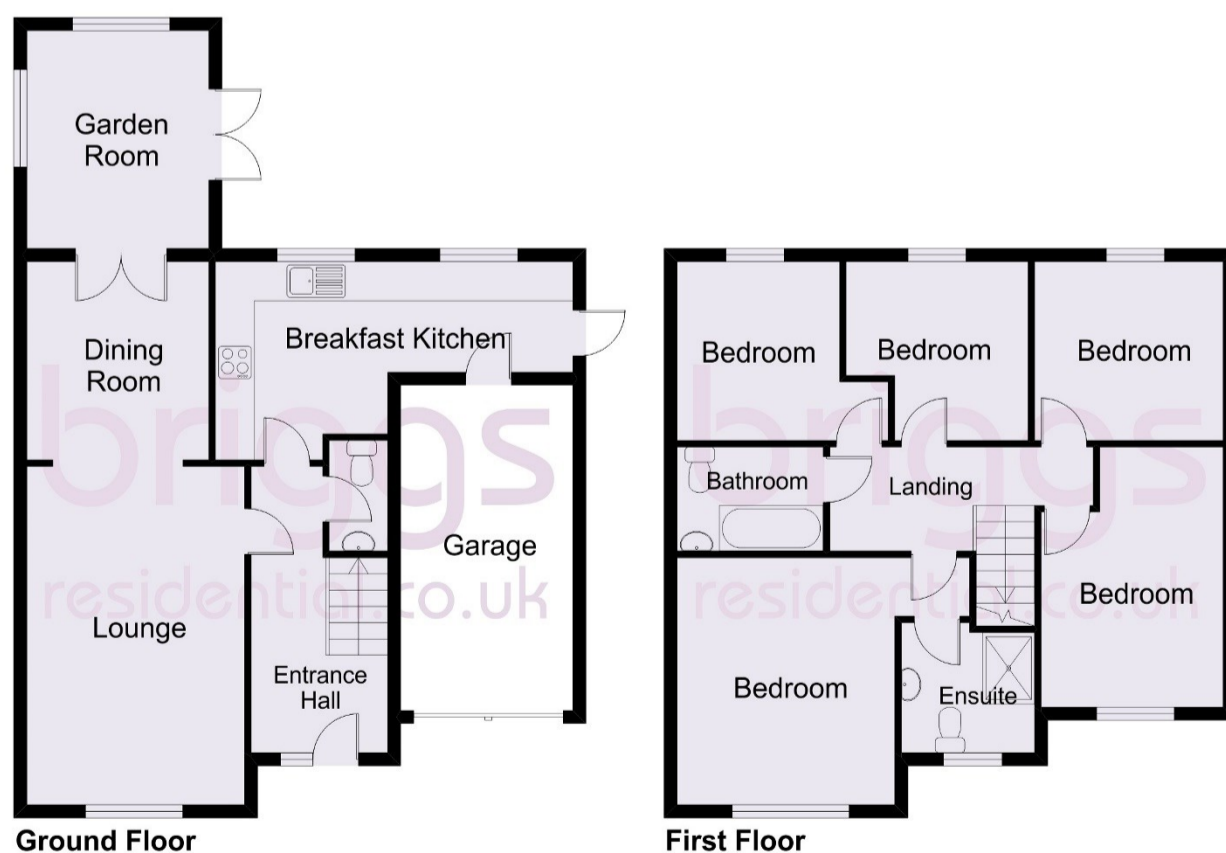
**BATHROOM**

A three piece suite comprising panelled bath, wash hand basin, low flush WC, heated towel rail, tiled walls and window to side aspect.

**OUTSIDE**

The double width driveway provides parking for at least two vehicles and leads to an integral single garage of 16'6 x 8'9 with electric roller door, power and lighting. The enclosed rear garden is mainly lawned with patio area, mature shrubs and side access.

EPC RATING: D



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