


31 Haydock Park Drive, Bourne, Lincolnshire PE10 0WJ
£395,000


LARGE THREE-STOREY FAMILY HOME Rosedale Property Agents are delighted to offer to the market this substantial family home, located in the highly sought-after area of Elsea Park. The property enjoys convenient access to local schools, supermarkets and Bourne town centre. Accommodation is generous and versatile, featuring five double bedrooms and three bathrooms. The home boasts a modern, refitted Howden kitchen complete with Quartz worktops and polished Italian porcelain floor tiles, all overlooking the south-facing landscaped rear garden. Additional living space includes a study, lounge, utility/WC and a rear reception room perfect for family use or entertaining. Externally, there is driveway parking leading to a single garage. The property is exceptionally well-presented throughout and ready for immediate occupation. Viewings are highly recommended to fully appreciate this impressive family home. EPC: B | Council Tax Band: E

ENTRANCE HALL

Stairs to first floor, cupboard, LVT flooring and under stairs shoe storage.

CLOAKROOM/UTILITY

7' 9" x 5' 4" (2.36m x 1.63m) (approx..) Fitted with a range of base units, sink unit with mixer tap, upstands, plumbing and space for washing machine, LVT flooring, heated towel rail and WC.

LOUNGE

15' 0" x 11' 9" (4.57m x 3.58m) (approx.) UPVC window to front, electric fireplace, LVT flooring and radiator.

STUDY

8' 2" x 7' 9" (2.49m x 2.36m) (approx.) UPVC window to front, LVT flooring and radiator.

KITCHEN/DINER

Refitted Howden kitchen with a range of base and eye level units, quartz worktops, inset sink, mixer tap, upstands, integrated oven, hob, extractor fan, integrated dishwasher, wine fridge, space for American fridge freezer, Italian polished tiled flooring, radiator and a modern tall radiator, UPVC window to rear and UPVC French doors to garden with integrated blinds.

LANDING

UPVC window to front, stairs to second floor, radiator and cupboard.

BEDROOM ONE

18' 11" x 11' 1" (5.77m x 3.38m) (approx.) UPVC window to front and radiator.

DRESSING AREA

Fully fitted his and hers wardrobes.

ENSUITE

Fitted with a three piece suite comprising, WC, wash hand basin and double shower cubicle, heated towel rail, part tiled walls, shaver point, extractor fan and UPVC window to rear.

BEDROOM FOUR

11' 6" x 8' 1" (3.51m x 2.46m) (approx.) UPVC window to rear, radiator and built in double wardrobe.

BEDROOM FIVE

10' 7" x 8' 0" (3.23m x 2.44m) (approx.) UPVC window to rear, radiator and built in double wardrobe.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, part tiled walls, heated towel rail and extractor fan.

BEDROOM TWO

17' 9" x 11' 9" (5.41m x 3.58m) (approx.) UPVC window to front, Velux style window to rear, radiator and loft access.

BEDROOM THREE

17' 9" x 11' 1" (5.41m x 3.38m) (approx.) UPVC window to front, Velux style window to rear and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls, heated towel rail and UPVC window to rear.

OUTSIDE

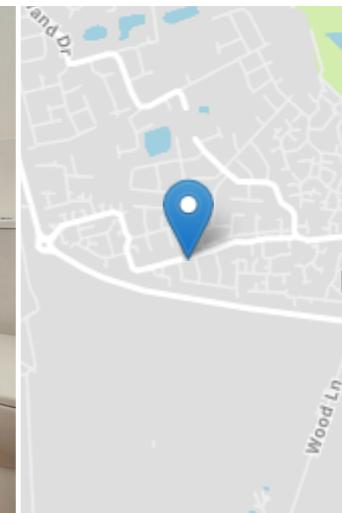
Rear garden- Outdoor grey tiled patio, metal pergola with removable sides over a seating area, laid to lawn with gravel borders, mature shrubs and a gated side access to the drive. The back of the garage has been part converted into a room of choice which has light, power, laminate flooring and UPVC half glazed door to side.

Front- Driveway to side leading to a single garage, with off road parking for two/three vehicles and mature shrubs to the front.

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	93	
(81-91)	B	85	
(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			