

EPC TO FOLLOW



11 Badger Lane, Bourne, Lincolnshire, PE10 0FT

OIEO £375,000 Freehold

A superb opportunity to purchase this substantial five-bedroom detached family home, arranged over three floors and pleasantly situated on the ever-popular Elsea Park development in Bourne. Offering flexible accommodation, the property provides an excellent amount of space for a growing family, complemented by a double garage and double-width driveway. The ground floor offers a welcoming entrance hall with cloakroom, a generous lounge and separate dining room, together with a spacious kitchen/breakfast room providing plenty of room for everyday family dining. Upstairs, the accommodation is particularly versatile, with five well-proportioned bedrooms arranged across the first and second floors, along with a family bathroom and three en-suite facilities, making the property ideal for larger families or those requiring guest or home-working space. Outside, the property continues to impress with a beautifully established rear garden, featuring a generous lawn, extensive paved patio areas ideal for outdoor entertaining and an attractive variety of mature trees, shrubs and planting. To the front is a double garage with a double-width driveway, providing excellent off-road parking. Elsea Park remains a popular choice for families, with its own primary school and convenient access to Bourne town centre. The location is also well placed for Bourne Grammar School on South Road and provides straightforward access onto the A15 towards Peterborough, making it particularly convenient for commuters.

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ACCOMMODATION

Entrance Hall - Staircase leading to the first floor, UPVC double glazed window to the front, radiator, gas central heating thermostat, built-in storage cupboard and door leading through to:

Downstairs Cloakroom - Low level WC, wash hand basin, part tiled walls and extractor fan.

Lounge - 18'7" x 10'6" (5.66m x 3.2m) Attractive feature fireplace with gas coal effect fire, UPVC double glazed window to the front, radiator, TV point, power points and double opening doors leading through to:

Dining Room - 14'2" x 12'5" (4.32m x 3.78m) UPVC double glazed French doors on to the rear garden, radiator, power points and door leading through:

Kitchen/Breakfast Room - 18'8" x 11'5" (5.7m x 3.48m) Modern fitted units comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units, free standing range cooker, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, wall mounted boiler supplying hot water and central heating, part tiled walls, tiled flooring, UPVC double glazed window overlooking the rear garden and door to garden, down lighters, radiator and power points



First Floor Landing - Staircase leading to the Second Floor, power points, built-in airing cupboard and door leading through to:

Bedroom One - 15'11" x 10'5" (4.85m x 3.18m) UPVC double glazed windows to front, built-in wardrobes, radiator, power points and door leading through to:

En-Suite Shower Room - Fitted suite comprising, shower cubicle, low level WC, wash hand basin, part tiled walls, down lighters, radiator, UPVC double glazed frosted window.

Bedroom Two - 10'8" x 8'10" (3.25m x 2.7m) With built-in wardrobes, UPVC double glazed window to rear, radiator, power points and door leading through to:



En-Suite - Fitted suite with shower cubicle, low level WC, wash hand basin, part tiled walls, radiator and UPVC double glazed frosted window.

Bedroom Three - 11' x 8'6" (3.35m x 2.6m) UPVC double glazed window to rear, radiator, built-in wardrobe cupboard and power points.

Family Bathroom - Fitted suite comprising panelled bath, separate shower cubicle, low level WC, wash hand basin, part tiled walls, down lighters and UPVC double glazed frosted window.

Second Floor Landing - Velux window, and doors to:

Bedroom Four - 16'1" x 10'5" (4.9m x 3.18m) UPVC double glazed window to front, radiator, power points and door leading through to:

En-Suite - Shower cubicle, low level WC, wash hand basin, radiator, part tiled walls and Velux window.

Bedroom Five - 18'10" x 8'1" (5.74m x 2.46m) Velux window to rear, UPVC double glazed window to front, radiator and power points.



Outside - The property is approached via a double-width driveway providing ample off-road parking and access to a double garage with twin up-and-over doors.

Rear

The generous and beautifully maintained rear garden is mainly laid to lawn with an excellent selection of mature trees, shrubs and colourful planting creating an attractive and established setting. A large paved patio provides plenty of space for outdoor dining, entertaining and relaxing, with additional seating areas positioned around the garden. The garden is fully enclosed by timber fencing, offering a good degree of privacy and making it ideal for families and keen gardeners alike.

Double Garage - With two up and over doors, power and light.