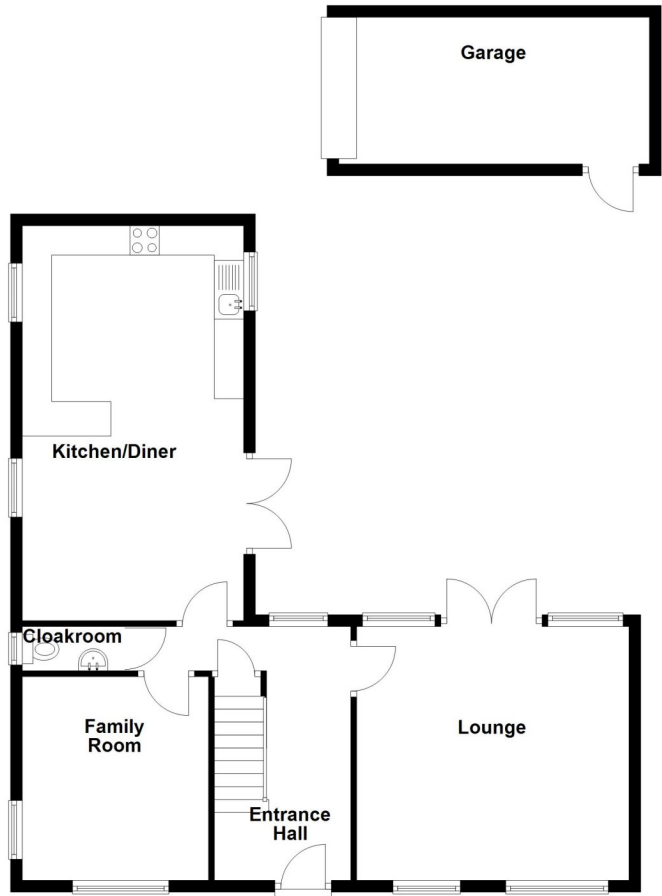
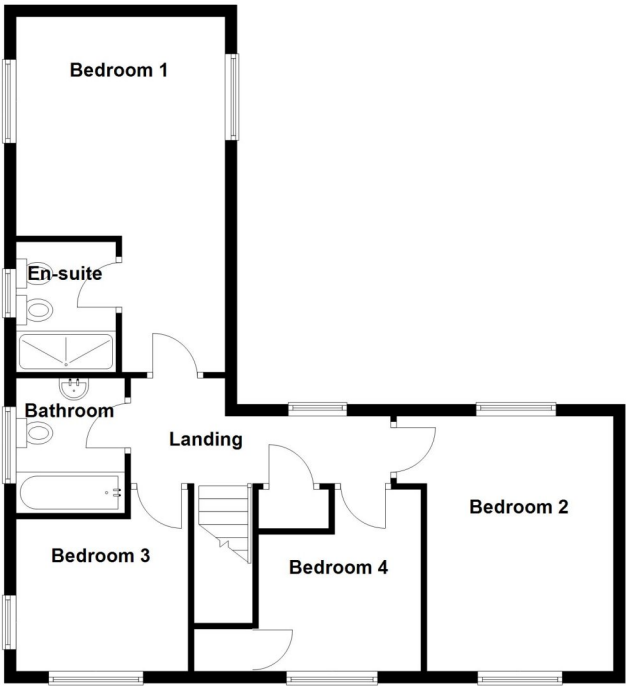


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor  
Approx. 83.6 sq. metres (899.8 sq. feet)



First Floor  
Approx. 68.4 sq. metres (736.6 sq. feet)



Total area: approx. 152.0 sq. metres (1636.4 sq. feet)



## 37 Haydock Park Drive, Bourne, Lincolnshire, PE10 0WJ

£350,000 Freehold

We are delighted to offer for sale this impressive four bedroom detached family home with garage and driveway and no ongoing chain. The property is offered for sale in excellent condition throughout and benefits from, lounge and separate family room, spacious kitchen/dining room and downstairs cloakroom. On the first floor there is a generous master bedroom with en-suite shower room, three further double bedrooms and family bathroom. Outside there is fully enclosed part walled garden with gate giving access to a single garage with driveway in front providing ample off road parking. The property is located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough with its mainline station to London/Kings Cross plus the Grammar school and Tesco super market and both within walking distance. Please call 01778 392807 for more information.

Modern Four Bedroom Detached | Garage & Driveway | Lounge, Family Room & Kitchen/Diner | En-Suite Shower Room | Four Generous Bedrooms | Popular Location | No Chain

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ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, under stairs storage cupboard, laminate flooring, upvc double glazed window to the front and rear, radiator, power points and door leading to:

**Downstairs Cloakroom** - With low level wc, wash hand basin, heated towel rail and laminate flooring.

**Lounge** - 15'3" x 15'2" (4.65m x 4.62m) With two upvc double glazed windows to the front and French doors onto the rear garden, two radiators and power points.

**Family Room** - 11'5" x 10'3" (3.48m x 3.12m) With upvc double glazed window to the front and side, radiator and power points.

**Kitchen/Dining Room** - 22'3" x 11'4" (6.78m x 3.45m) With modern fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, fitted worktops with breakfast bar, built in double oven plus integrated microwave, built in gas hob with extractor above, integrated fridge freezer, integrated washing machine, laminate flooring, two upvc double glazed windows to the side and further window to the rear plus french doors onto the rear garden.



**First Floor Landing** - With upvc double glazed window to the rear, built in airing cupboard, radiator and door leading to:

**Bedroom One** - 19'8" (6) (narrowing to 12;0'4" (0.1)) x 11'4" (3.45) With upvc double glazed windows to the rear and side, radiator, power points and door leading to:

**En-Suite** - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

**Bedroom Two** - 15'9" (4.8) x 12'6" (3.8) (narrowing to 10'2" (3.1)) With upvc double glazed windows to the front and rear, radiator and power points.

**Bedroom Three** - 11'1" x 10'2" (3.38m x 3.1m) With upvc double glazed windows to the front and side, radiator and power points.

**Bedroom Four** - 11'6" x 9'1" (3.5m x 2.77m) With radiator, built in storage cupboard, power points and upvc double glazed window to the front.



**Family Bathroom** - With modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

**Outside** - The rear garden is part walled and fully enclosed with a paved patio leading onto a well maintained lawned garden. There is a gate giving access to a SINGLE GARAGE with up and over door, power and light and personal door to the garden and driveway providing off road parking.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E

