



Haydock Park Drive, Bourne

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Immaculately Presented Four Bedroom Detached Family Home
- NO ONWARD CHAIN
- Two Separate Gardens
- Open Plan Kitchen Diner
- Open Green Space to Front Aspect
- Off Road Parking and Single Garage
- Council Tax Band - D
- EPC Rating B
- Freehold

£320,000





NO ONWARD CHAIN Located on the sought-after Elsea Park development, this immaculately presented four-bedroom detached home offers spacious open-plan living, complemented by a detached single garage and a generous plot. A must-see property for those seeking modern family living in a desirable location.

Upon entering, you are welcomed by a bright and inviting entrance hall providing access to all ground floor reception areas, including a convenient downstairs WC. The well-appointed kitchen, situated to the right of the property, features integrated appliances, including an electric oven and gas hob, alongside a separate utility room for additional convenience. The spacious living area is beautifully enhanced by a stylish media wall and French doors leading out to the patio, creating a seamless flow between indoor and outdoor living.

Upstairs, the property boasts four generously sized double bedrooms, all tastefully presented. The principal bedroom benefits from a modern en-suite shower room, while the contemporary family bathroom features a sleek three-piece suite with an electric shower over the bath.

Externally, the home enjoys a separate driveway leading to a single detached garage. The property further benefits from two distinct garden spaces, the larger of which includes a charming wooden lodge and direct access to the garage, offering additional versatility for outdoor enjoyment.





Entrance Hall 4.39m x 1.78m (14'5" x 5'10")

Open Plan Kitchen Diner 5.98m x 3.57m (19'7" x 11'8")

Lounge 6.01m x 3.45m (19'8" x 11'4")

Utility Room 1.99m x 1.53m (6'6" x 5'0")

Downstairs Cloakroom 1.6m x 0.96m (5'2" x 3'1")

Bedroom One 3.53m x 3.4m (11'7" x 11'2")

En-Suite Bathroom

Bedroom Two 3.65m x 2.95m (12'0" x 9'8")

Bedroom Three 3.02m x 2.98m (9'11" x 9'10")

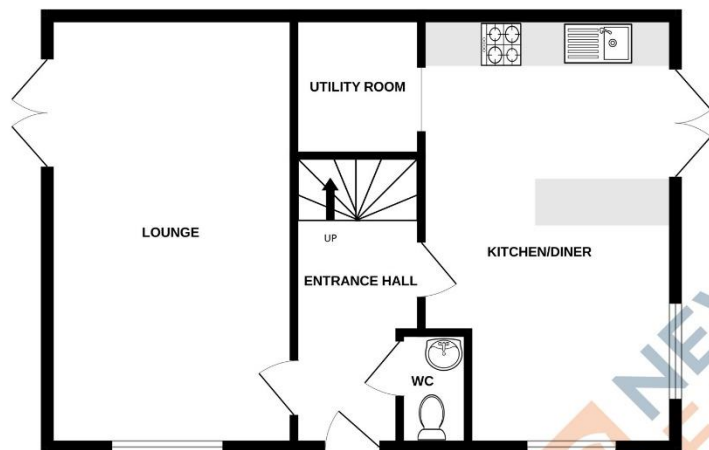
Bedroom Four 3.09m x 2.53m (10'1" x 8'4")

Family Bathroom 2.09m x 2.01m (6'11" x 6'7")

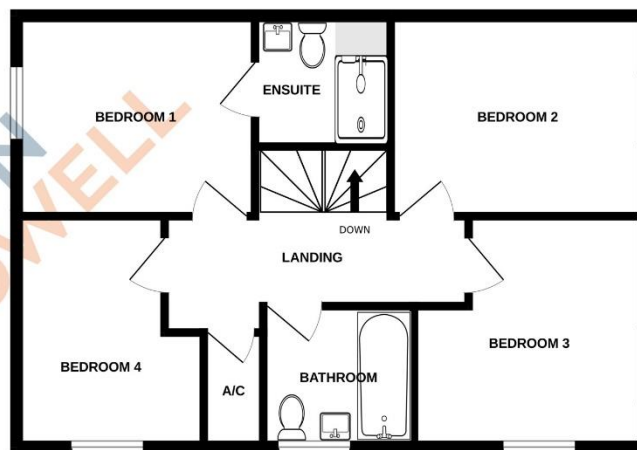




GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.