



25 Hazelwood Drive, Bourne, PE10 9SZ

 **NEWTON FALLOWELL**



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## Key Features

- Substantial detached home
- Five well balanced bedrooms
- Two bathrooms & downstairs cloakroom
- Three spacious reception rooms
- Conservatory
- Prime location of Bourne
- Generous south facing rear garden
- Driveway and double garage
- EPC Rating D
- Freehold

Price £550,000







A substantial five-bedroom detached residence, positioned in a sought-after location in Bourne, within close proximity to local amenities and highly regarded schools. This impressive home offers generous and versatile accommodation, including three spacious reception rooms, five well-proportioned bedrooms, two bathrooms, a downstairs cloakroom, a well-appointed kitchen, a conservatory, a south-facing rear garden, ample off-road parking, and a double garage.

The accommodation is arranged over two floors, beginning with a generous entrance hall that provides excellent flow throughout the ground floor. The layout comprises a spacious living room with a feature fireplace and bay window that floods the room with natural light, a formal dining room, and a separate study—ideal for home working or additional living space. The kitchen is fitted with an extensive range of units, integrated oven and hob, and a breakfast bar, with an adjoining utility room for added convenience. The dining room opens into the bright and airy conservatory, which enjoys views over the rear garden. Upstairs, the landing leads to five well-sized bedrooms and a modern family bathroom. The principal bedroom benefits from built-in wardrobes and a private en-suite, while two further bedrooms also feature built-in storage.



Externally, the property boasts a generous driveway providing ample off-road parking and access to the double garage with up-and-over doors. The front garden is laid to lawn with mature shrub borders. Gated side access leads to the enclosed, south-facing rear garden, which offers a wonderful outdoor space with a patio seating area, decking, and a generous lawn surrounded by mature planting.



Entrance Hall 4.76m x 1.84m (15'7" x 6'0")

Cloakroom 2.35m x 1.06m (7'8" x 3'6")

Living Room 5.78m x 3.94m (19'0" x 12'11")

Dining Room 3.45m x 3.45m (11'4" x 11'4")

Conservatory 4.6m x 4.19m (15'1" x 13'8")

Study 2.97m x 2.35m (9'8" x 7'8")

Kitchen 4.43m x 3.25m (14'6" x 10'8")

Utility Room 2.38m x 2.34m (7'10" x 7'8")

Landing 5.02m x 4.38m (16'6" x 14'5")

Bedroom One 4.09m x 3.46m (13'5" x 11'5")

Ensuite 2.35m x 2.33m (7'8" x 7'7")

Bedroom Two 5.2m x 4.8m (17'1" x 15'8")

Bedroom Three 3.44m x 3.34m (11'4" x 11'0")

Bedroom Four 4.44m x 2.64m (14'7" x 8'8")

Bedroom Five 3m x 2.37m (9'10" x 7'10")

Bathroom 2.34m x 1.77m (7'8" x 5'10")



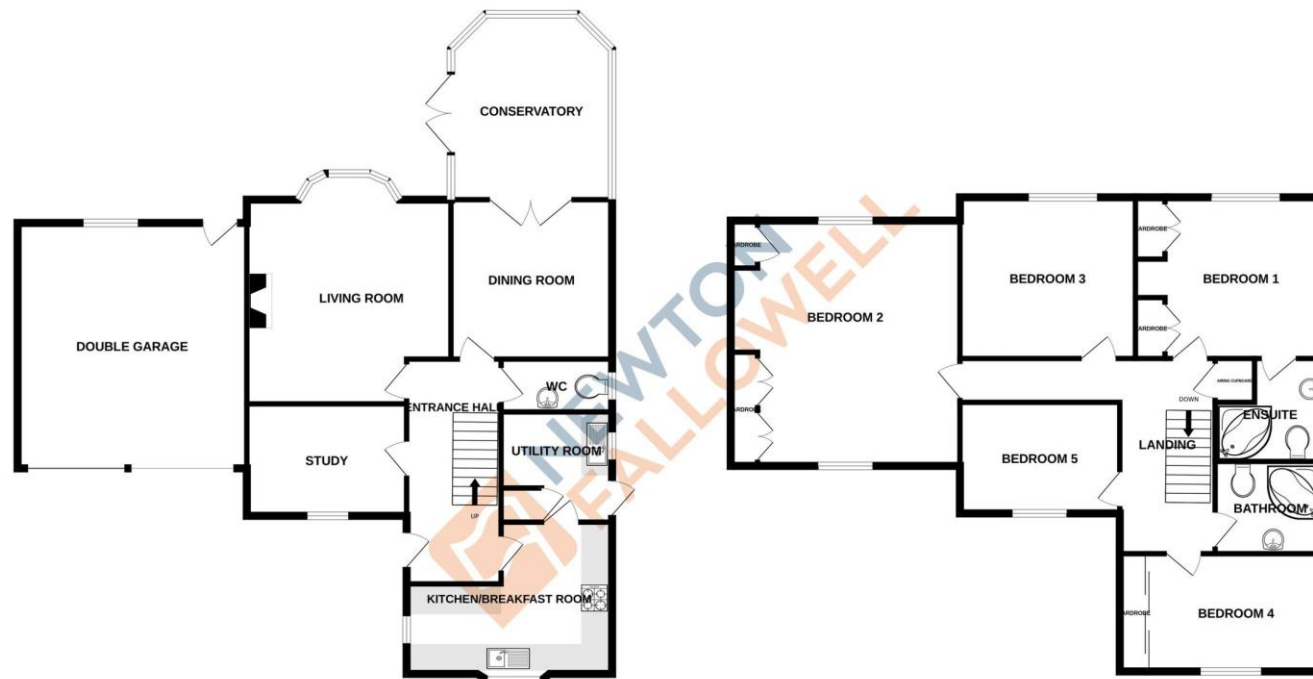






GROUND FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.

1ST FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 2077 sq.ft. (193.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: E

#### 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.

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