



5 Baldock Drive, Bourne, PE102BA

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- NO ONWARD CHAIN
- En-Suite, Bathroom & Downstairs WC
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- EPC Rating B
- Freehold

£390,000





Beautifully presented four bedroom detached home located within the sought-after market town of Bourne. This spacious and stylish property offers comfortable family living with a generous lounge, contemporary kitchen diner, study, utility room, cloakroom, two bathrooms, four well-proportioned bedrooms, private rear garden, driveway and single garage.

The accommodation is set across two floors, beginning with an inviting entrance hall which offers great flow downstairs. To the front of the home is a bright and expansive lounge with an adjacent study outlooking the front of this family home, ideal for relaxing or entertaining. Towards the rear, the modern open-plan kitchen diner boasts ample unit space, integrated appliances, and French doors that seamlessly connect the indoors to the garden. Just off the kitchen, you'll find a convenient utility room and access to the downstairs WC from the entrance hall.

Upstairs, a central landing links four good-sized bedrooms and a stylish family bathroom. The primary bedroom enjoys the added luxury of its own en suite shower room.

Externally, the property benefits from a driveway providing off-street parking and access to the single garage. The front garden is attractively landscaped with easy-care planting. Gated side access leads to the enclosed rear garden, which features a spacious patio seating area and a well-maintained lawn, perfect for outdoor entertaining.





Entrance Hall

Lounge 5.03m x 3.26m (16'6" x 10'8")

Kitchen Diner 2.49m x 7.47m (8'2" x 24'6")

Study 2.03m x 2.25m (6'8" x 7'5")

Utility Room 1.55m x 1.51m (5'1" x 5'0")



Downstairs WC 1.58m x 0.84m (5'2" x 2'10")

Landing

Principal Bedroom 3.2m x 3.46m (10'6" x 11'5")

En-suite 2.27m x 1.44m (7'5" x 4'8")



Bedroom Two 3.72m x 2.85m (12'2" x 9'5")

Bedroom Three 3.11m x 2.89m (10'2" x 9'6")

Bedroom Four 3.26m x 2.79m (10'8" x 9'2")

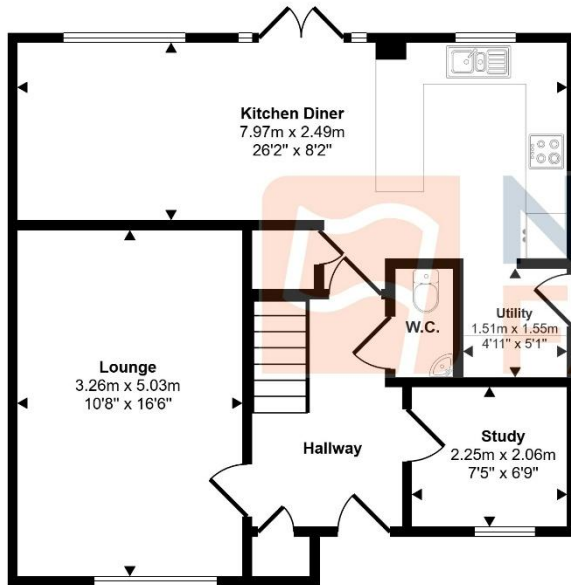
Bathroom 1.68m x 2.13m (5'6" x 7'0")

Garage 6.44m x 3.27m (21'1" x 10'8")

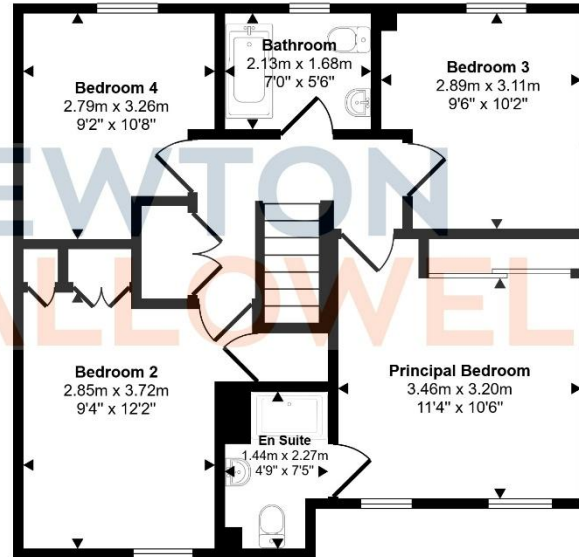




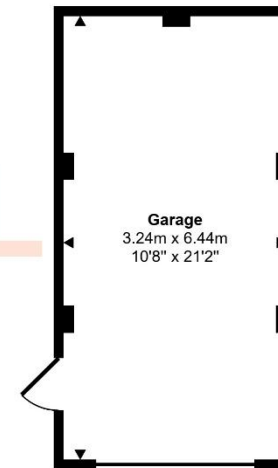
Approx Gross Internal Area
139 sq m / 1499 sq ft



Ground Floor
Approx 59 sq m / 631 sq ft



First Floor
Approx 60 sq m / 644 sq ft



Garage
Approx 21 sq m / 224 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



SCAN ME