



FOR SALE

NEWTON FALLOWELL
01778 422567

Baldock Drive, Bourne
£350,000 **Freehold**

**QUENTIN
MARKS**



Key Features

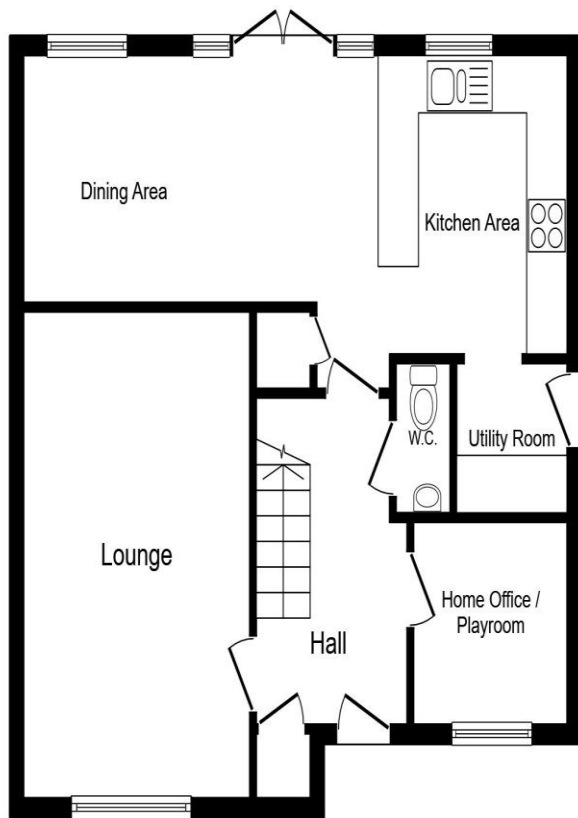


- No Chain
- Immaculately Presented
- Lounge + Office
- Fitted Breakfast Kitchen
- Utility Room

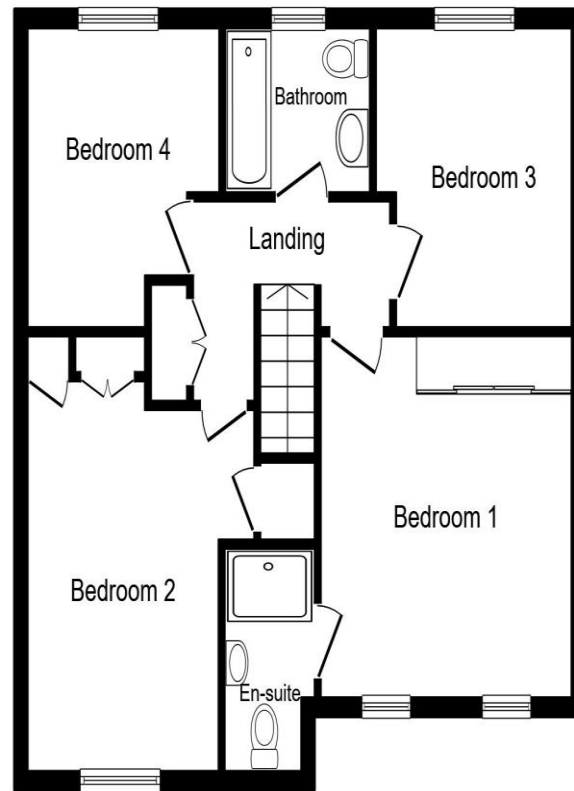
This well-presented detached family home is offered for sale with no onward chain and vacant possession. Built by Barratt Homes to their popular Radley design, the property provides spacious and versatile accommodation throughout.

The property is entered via a welcoming hallway which gives access to a home office/study, a generous lounge, and a downstairs WC. Spanning the rear of the property is an impressive breakfast kitchen/diner, measuring over 8 metres in length. The kitchen part is well fitted with a range of units and includes integrated appliances comprising a dishwasher, fridge freezer, and an oven, hob and extractor. The dining area benefits from French doors opening onto the rear garden, creating an excellent space for family living and entertaining. A separate utility room further enhances the ground floor accommodation.





Ground Floor



First Floor

To the first floor are four well-proportioned bedrooms. The principal bedroom features built-in wardrobes and an en-suite shower room with a double shower cubicle. The remaining bedrooms are served by a modern family bathroom.

Externally, the property has a small front garden and a driveway to the side providing off-road parking for several vehicles, along with access to the garage. The rear garden is fully enclosed and features an extensive paved patio area, lawn, and planted borders.

Measurements:

Study: 2.28m x 2.11m

Lounge: 5.08m x 3.36m

Kitchen/Diner: 8.08m x 3.12m (max) Overall

- o Kitchen area: 3.58m x 3.12m

- o Dining area: approx. 4.53m x 2.58m

Utility Room 1.64m x 1.56m

Bedroom 1: 3.87m x 3.54m

Bedroom 2: 3.77m x 2.90m

Bedroom 3: 3.15m x 2.95m

Bedroom 4: 3.38m x 2.84m

Garage: 3.30m x 6.40m

To view this property call Quentin Marks on:

01778 391600

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INFORMATION



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100564 - 0004