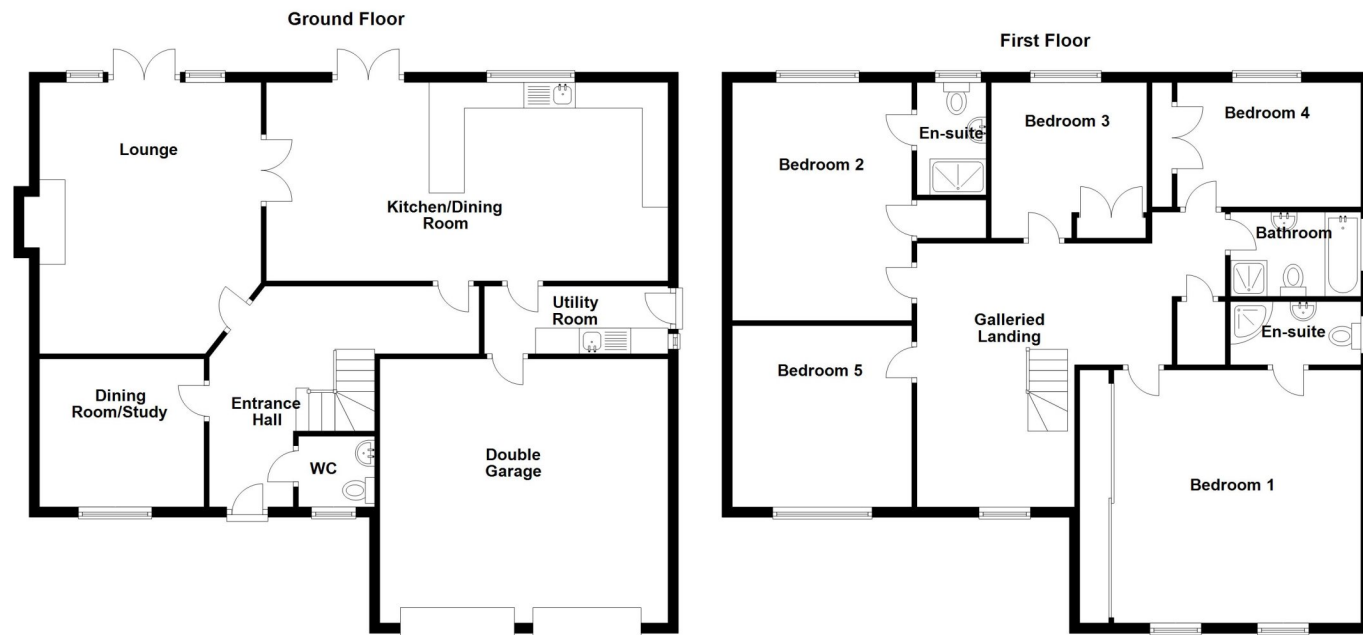


Galletly Close, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



10 Galletly Close, Bourne, Lincolnshire, PE10 9BA

£600,000 Freehold

We are delighted to offer for sale this impressive fully renovated five double bedroom detached home located in one of Bourne's most sought after cul-de-sacs within walking distance of the town centre with all its amenities. The property offers excellent family accommodation with over 2400 sq feet benefiting from, lounge with multi fuel burning stove, dining room/study, fantastic modern fitted kitchen/dining room with utility room off and downstairs cloakroom. On the first floor there is a large master bedroom with en-suite, the guest bedroom also boasts an en-suite, three further bedrooms and family bathroom. Outside there is a block paved in and out driveway providing ample off road parking leading to a double garage. The rear garden is south facing and benefits from a block paved patio which leads to a well maintained garden being well stocked with shrub and tree borders, there is also a quality

Five Bedroom Detached Home | Large South Facing Rear Garden | Double Garage | Prime Town Location | Council Tax Band | 2400 Sq Feet

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ACCOMMODATION

Entrance Hall - With glass and oak turning staircase leading to the first floor, oak flooring, radiator, coved ceiling, power point and door leading through to:

Downstairs Cloakroom - Low level WC, wash hand basin, UPVC double glazed frosted window

Lounge - 17'4" x 14'1" (5.28m x 4.3m) With attractive feature fireplace with Clearview multifuel burning stove, oak flooring, radiator, power point, French doors onto the rear garden and double opening doors into the kitchen

Dining Room/Study - 10'6" x 9'4" (3.2m x 2.84m) With oak flooring UPVC double glazed window overlooking the front, radiator and power points

Kitchen/Dining Room - 25'8" x 12'1" (7.82m x 3.68m) With modern fitted units comprising one and a half bowl ceramic sink with cupboard below, fantastic range of wall and base units complemented by oak worktops and up stands, space for range cooker, integrated dishwasher, space for American style fridge/freezer, French doors leading into the rear garden, further UPVC double glazed window, oak flooring, radiator, power point and door leading through to



Utility Room - 10'11" x 5'8" (3.33m x 1.73m) With single drain of sink, fitted work surface and base units, space and plumbing for washing machine, space and plumbing for tumble dryer, door leading to the side and door lead into the garage

First Floor Galleried Landing - With built-in airing cupboard UPVC double glazed window overlooking the front and door leading through to

Master Bedroom - 18'1" x 16'10" (5.5m x 5.13m) With extensive range of fitted wardrobes with sliding doors, two UPVC double glazed windows to the front, radiator, power points and door leading through to



En-Suite Shower Room - With modern fitted suite comprising shower cubicle, low level WC, wash hand basin, tiled walls, heated towel rail and UPVC double glazed frosted window

Guest Bedroom - 15'8" x 9'9" (4.78m x 2.97m) With UPVC glazed window to the rear, radiator, power points, built-in wardrobe, cupboard and door leading through to

En-Suite - With walk-in shower cubicle, low level WC, wash and basin, heated towel rail and UPVC double galzed frosted window

Bedroom Three - 12' x 10'8" (3.66m x 3.25m) UPVC double glazed window to the rear, radiator, power points and built-in wardrobe

Bedroom Four - 10'2" x 8'8" (3.1m x 2.64m) UPVC double glazed window to the rear, radiator, power points and built-in wardrobe

Bedroom Five - 10'4" x 10'5" (3.15m x 3.18m) UPVC double glazed window to the front, radiator, power point

Family Bathroom - Modern fitted suite comprising panel bath with shower attachment, separate shower cubicle, low level WC, wash hand basin, tiled walls and heated towel rail

Outside - To the front there is a block paved in an out driveway providing off road parking leading to a double garage with two up and over doors, power and light, wall mounted Worcester Bosch boiler supplying hot water and central heating and personal door to the utility. The rear garden is an established south facing garden with block paved patio leading onto a well tended lawn with established trees and shrubs and is fully enclosed by fencing. There is also a quality summer house and further timber shed.



LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

F