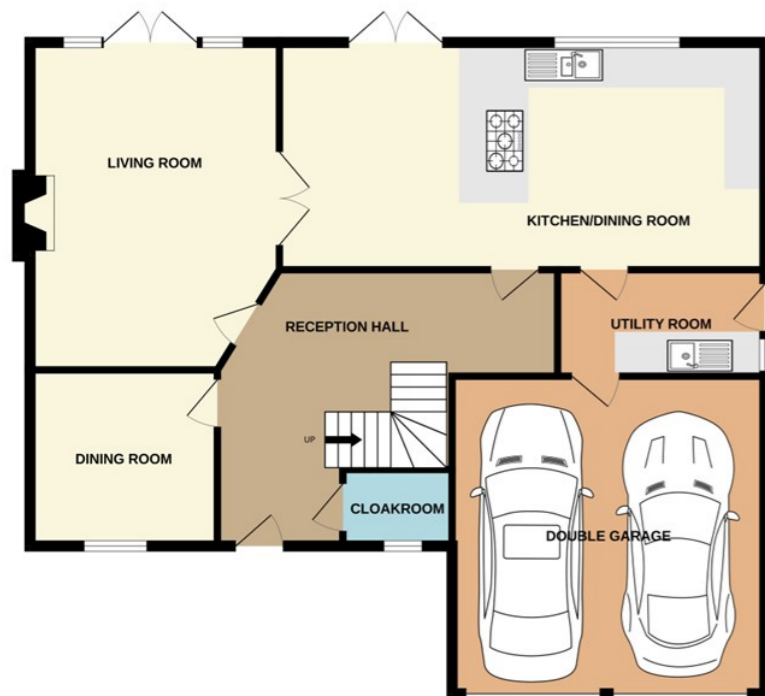




GROUND FLOOR  
1163 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR  
1167 sq.ft. (108.4 sq.m.) approx.



**10 Gallety Close, Bourne, Lincolnshire PE10 9BA**

**£590,000**



\*\*\*EXECUTIVE DETACHED FAMILY HOME\*\*\* Rosedale are delighted to offer for sale this impressive five double bedroom detached family home located in one of Bourne's most sought after non estate locations, within walking distance of the town centre and Bourne grammar. The property has been tastefully decorated in Farrow and Ball and offers excellent family accommodation with over 2400 sq feet of accommodation. There is a light and airy lounge overlooking the South facing garden with multi fuel burning stove, dining room/study, fantastic spacious modern fitted kitchen incorporating a sitting area, with utility room off and internal door to garage there is also a downstairs cloakroom. The beautiful bespoke oak staircase takes you up the the galleried landing with access to a large master bedroom with en-suite, and fitted wardrobes, 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 oak built summer house and gated side access. To fully appreciate this extinctive family home viewings are highly recommended. EPC Energy Rating C/Council Tax Band F.

**ENTRANCE HALL**

Glass and oak turning staircase leading to first floor, oak flooring, radiator, coved ceiling and power point.

**CLOAKROOM**

Fitted with a two piece suite comprising, WC and wash hand basin and UPVC double glazed frosted window.

**LOUNGE**

5.28m x 4.3m (17' 4" x 14' 1") (approx.) Feature fireplace with Clearview multifuel burning stove, oak flooring, radiator, power point, UPVC French doors to rear garden and double doors into the kitchen.

**DINING ROOM/STUDY**

3.2m x 2.84m (10' 6" x 9' 4") (approx.) Oak flooring, radiator, power points and UPVC window to front.

**KITCHEN/DINING ROOM**

7.82m x 3.68m (25' 8" x 12' 1") (approx.) Fitted with a range of base and eye level units, ceramic sink, oak worktops, upstands, space for range cooker, integrated dishwasher, space for American style fridge freezer, oak flooring, radiator, power points, UPVC French doors to rear garden, UPVC window to rear and door to utility.

**UTILITY ROOM**

3.33m x 1.73m (10' 11" x 5' 8") (approx.) Fitted with a range of base units, sink unit, plumbing and space for washing machine and tumble dryer, fitted worktop, and door leading to side and garage.

**FIRST FLOOR GALLERIED LANDING**

Built in airing cupboard and UPVC window to front.

**BEDROOM ONE**

5.5m x 5.13m (18' 1" x 16' 10") (approx.) Fitted wardrobes with sliding doors, radiator, power points, and two UPVC windows to front.

**ENSUITE ONE**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, tiled walls, heated towel rail and UPVC frosted window to side.

**BEDROOM TWO**

4.78m x 2.97m (15' 8" x 9' 9") (approx.) Built in wardrobe, cupboard, radiator, power point and UPVC window to rear.

**ENSUITE TWO**

Fitted with a three piece suite comprising WC, wash hand basin and walk in shower cubicle, heated towel rail and UPVC frosted window to rear.

**BEDROOM THREE**

3.66m x 3.25m (12' 0" x 10' 8") (approx.) Built in wardrobe, radiator, power point and UPVC window to rear.

**BEDROOM FOUR**

3.1m x 2.64m (10' 2" x 8' 8") (approx.) Built in wardrobe, radiator, power point and UPVC window to rear.

**BEDROOM FIVE**

3.18m x 3.15m (10' 5" x 10' 4") (approx.) Radiator, power point and UPVC window front.

**BATHROOM**

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, tiled walls, heated towel rail and UPVC window to side.

**OUTSIDE**

To the front of the property there is a block paved driveway providing off road parking for multiple cars, leading to a double garage.

The rear garden is an established south facing garden with block paved patio leading to a lawn area with established trees and shrubs and is fully enclosed by fencing. There is also a summer house and shed.

**DOUBLE GARAGE**

Wall mounted Worcester Bosch boiler supplying hot water and central heating, hot and cold shower for washing pets, light and power and up and over doors.

**AGENTS NOTE**

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



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