



12 Galletly Close, Bourne, Lincolnshire. PE10 9BA

This spacious detached family house is located in one of Bourne's most sought after locations. It offers spacious accommodation including four reception rooms and four double bedrooms. Viewing is highly recommended to appreciate everything this property has to offer.



£570,000 Freehold

PROPERTY DESCRIPTION

This property is ideally located close to Bourne town centre and all the local amenities. Bourne benefits from both excellent primary and senior schools. Peterborough City is located approximately 20 miles from Bourne and there are regular bus links to both Peterborough and Stamford. Viewing is highly recommended at the earliest opportunity.

FEATURES

- Individual Detached House
- Popular Residential Location
- Four Double Bedrooms
- Four Reception Rooms
- Very Well Presented Throughout
- Enclosed Rear Garden
- Double Garage
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Ground Floor

Accommodation

Part glazed front door to Entrance hallway: 9'0" x 13'0" Radiator, under stairs storage cupboard, stairs to first floor landing, radiator.

Lounge

13' 10" x 24' 4" (4.22m x 7.42m) Three radiators, living flame coal effect gas fire ,white surround ,polished stone back plate and hearth, TV point, telephone point, two wall light points, glazed French doors opening to Dining Room and Conservatory.

Conservatory

11' 9" x 11' 4" (3.58m x 3.45m) Constructed dwarf brick walls with hard wood sealed units over, polycarbonate pitched roof, centre ceiling light and fan, ceramic floor tiles, TV point, two radiators, French doors opening to rear garden.

Dining Room

10' 11" x 14' 0" (3.33m x 4.27m) Radiator.

Breakfast/Kitchen

13' 10" max x 22' 6" max (4.22m x 6.86m) Fitted with a comprehensive range of wall mounted and floor standing solid wooden cupboards including six drawers, deep pan drawers and wine rack, corian fitted worktops and splash backs, moulded one and a quarter sink and drainer with mixer tap, integrated dishwasher, integrated rubbish bins, integrated fridge, centre island with space for range cooker and ceramic hob (Please note these can be purchased separately if required) extractor canopy over, to breakfast area further wall mounted cupboards including a tall larder style cupboard, fitted worktop with space under for additional white good, French door opening to outside.

Utility Room

5' 6" x 8' 9" (1.68m x 2.67m) Fitted wall mounted and floor standing cupboards, fitted worktop, inset polycarbonate sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine and further space for tumble dryer, space for fridge/freezer, part glazed door to outside. ceramic floor tiles, pedestrian door to double garage.

Snug

9' 10" x 10' 5" (3.00m x 3.17m) 9' 10" x 10' 5" (3.00m x 3.17m) Dado rail, TV point, wall light point, radiator.

Cloakroom

Low level WC, pedestal wash hand basin, storage cupboard to end wall, extractor fan, ceramic floor tiles, radiator.

First Floor Landing

Galleried Landing

Access to roof storage space, radiator, airing cupboard housing hot water tank and shelving.

Bedroom 1

14' 0" max x 14' 0" (4.27m x 4.27m) Built in double wardrobe, dado rail, radiator, two over head bed lights, window to rear.

Ensuite Shower Room

Enclosed shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls, chrome heated ladder towel rail, vinyl flooring extractor fan.

Bedroom 2

13' 7" x 9' 11" (4.14m x 3.02m) Radiator, window to rear.

Bedroom 3

10' 6" x 10' 0" (3.20m x 3.05m) Built in double wardrobe, radiator, window to front.

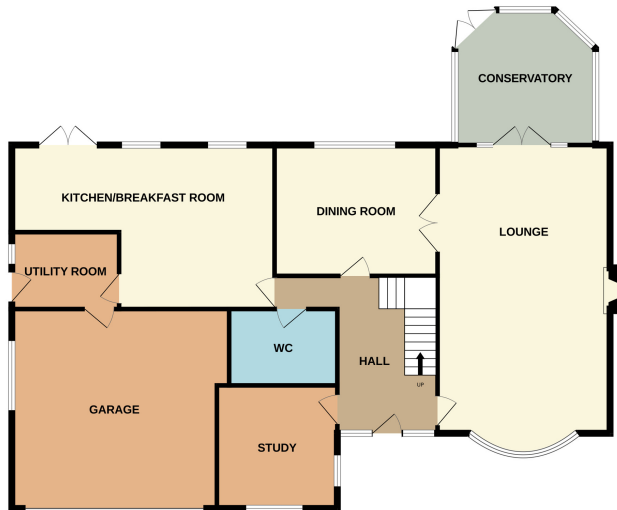
Bedroom 4



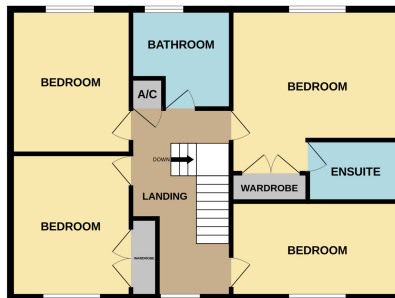
FLOORPLAN & EPC



GROUND FLOOR
1578 sq.ft. (146.6 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.5 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			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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