



**12 Galletly Close, Bourne, Lincolnshire PE10 9BA**

**£550,000**



TOTAL FLOOR AREA: 2406 sq.ft. (223.5 sq.m.) approx.  
 Whilst every effort 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 for any prospective purchaser. The services, appliances and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metreplan 12/2013



**\*\*\*HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION WITHIN BOURNE\*\*\*** Rosedale are delighted to present to the market this beautifully maintained, spacious detached family home, nestled in a highly desirable and peaceful cul-de-sac, boasting a generous and mature south-facing garden. Upon entering the property, you are welcomed by a bright, airy, and inviting entrance hall, complete with elegant stairs leading to a galleried landing. The stylish dual-aspect lounge is both light-filled and spacious, seamlessly flowing into a delightful conservatory that overlooks the garden. The ground floor also features a separate formal dining room, a versatile home office, a cloakroom, a practical utility area, and a well-appointed kitchen/breakfast room with picturesque views of the rear garden. Upstairs, the property offers four generously sized double bedrooms, including a master with fitted wardrobes and en-suite, in addition to a family bathroom. Outside, the home is set back from the road, offering excellent kerb appeal, ample driveway parking, and secure gated access to a beautifully landscaped, private rear garden, complete with a well-kept shed and a charming summer house—ideal for relaxation or entertaining. The property has been recently redecorated downstairs and features brand-new, high-quality flooring. This wonderful home effortlessly combines comfort, style, and practicality. To fully appreciate all it has to offer, an early viewing is highly recommended. EPC Energy Rating



ENTRANCE HALL

Half glazed door to front, two sealed unit double glazed windows to front, radiator and stairs to first floor.

OFFICE

10' 5" x 9' 10" (3.17m x 3.00m) (approx.) UPVC windows to front and side.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, fully tiled walls, tiled flooring, extractor fan, cupboard and radiator.

LOUNGE

24' 4" x 13' 10" (7.42m x 4.22m) (approx.) Duel aspect, UPVC bow window to front, two radiators, wall mounted light fittings and French doors to conservatory.

CONSERVATORY

12' 9" x 12' 3" (3.89m x 3.73m) (approx.) Brick base, sealed unit double glazed construction, tiled flooring, ceiling fan, radiator and French doors to garden.

DINING ROOM

13' 11" x 10' 10" (4.24m x 3.30m) (approx.) UPVC window to rear and radiator.

KITCHEN/DINER

22' 6" x 14' 4" (6.86m x 4.37m) (approx.) (max.) Fitted with a range of base and eye level units, molded sink with mixer tap, upstands, range cooker, extractor fan, integrated dishwasher, integrated fridge freezer, tiled flooring, two radiators, two UPVC windows to rear and French doors to garden.

UTILITY

8' 10" x 5' 7" (2.69m x 1.70m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, plumbing and space for washing machine, tumble dryer space, fridge freezer space, part tiled walls, tiled flooring, radiator, UPVC window to side, half glazed door to side and door to garage.

GALLERIED LANDING

UPVC window to front, loft access, airing cupboard and radiator.

BEDROOM ONE

14' 0" x 14' 0" (4.27m x 4.27m) (approx.) UPVC window to rear, radiator, built in wardrobes, artex, coving, dado rail and wall mounted light fittings.

ENSUITE

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

BEDROOM TWO

13' 7" x 10' 0" (4.14m x 3.05m) (approx.) UPVC window to rear, radiator, artex and coving.

BEDROOM THREE

13' 11" x 7' 11" (4.24m x 2.41m) (approx.) UPVC window to front and radiator.

BEDROOM FOUR

10' 6" x 9' 11" (3.20m x 3.02m) (approx.) UPVC window to front, radiator, artex, coving and built in wardrobes.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, 3/4 tiled walls, artex, coving, radiator and UPVC window to rear.

OUTSIDE

The front of the property has off road parking on the driveway leading to the double garage.

The rear garden is laid to lawn with paved patio, mature shrubs, summer house, fully enclosed, shed, flower borders and gated side access.

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+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	63
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		