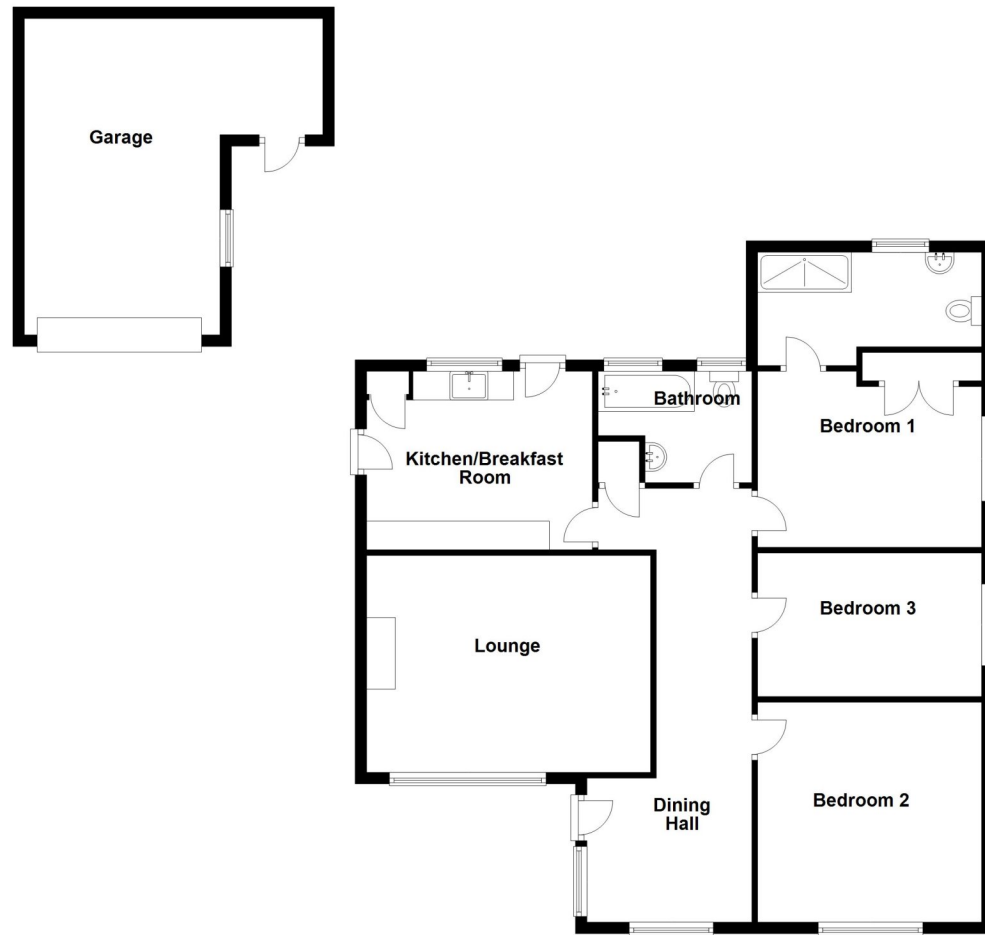




**Ground Floor**  
Approx. 123.9 sq. metres (1333.3 sq. feet)



Total area: approx. 123.9 sq. metres (1333.3 sq. feet)



## 1 Exeter Close, Bourne, Lincolnshire, PE10 9NP

£325,000 Freehold

Offered for sale with NO CHAIN this three bedroom detached bungalow is located in the heart of the town with all of Bourne's facilities within walking distance. The property offers excellent accommodation benefiting from, lounge overlooking the front, kitchen/breakfast room, dining hall, master bedroom with en-suite shower room, two further bedrooms and family bathroom. The property also benefits from a new roof, all window dressing and light fittings included, gas central heating to radiators and upvc double glazed windows. Outside there is a block paved driveway leading to a detached oversized garage with useful workshop area. The garden is a generous wrap around plot which is fully enclosed. Please call 01778 392807 for more information.

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## ACCOMMODATION

**Dining Hall** - A bright and spacious hall with room for a dining table or study area opening to the entrance hall with doors to all principle rooms, bespoke curtains and voiles, laminate flooring, upvc double glazed windows to the front, radiator, coved ceiling, loft access, airing cupboard housing replacement combi boiler and door leading to:

**Lounge** - 16'3" x 12'1" (4.95m x 3.68m) With attractive feature fireplace, with gas fire, laminate flooring, upvc double glazed window to the front, bespoke curtains and voiles, radiator, coved ceiling and power points.

**Kitchen/Breakfast Room** - 13'4" x 10'6" (4.06m x 3.2m) With fitted units comprising, one and a half bowl ceramic sink with cupboard below, range of wall and base units, built in larder cupboard with automatic LED lighting, freestanding cooker with extractor above, space and plumbing for washing machine and dishwasher, space for fridge freezer, coved ceiling, bespoke curtains and blinds, new LED track lighting, upvc double glazed window to the side and low threshold doors to the rear and side.

**Bedroom One** - 12'3" x 9'8" (3.73m x 2.95m) With built in wardrobes with automatic LED lighting, laminate flooring, upvc double glazed window to the side, bespoke curtains and venetian blinds, radiator, coved ceiling and power points.

**En-Suite Shower Room** - With walk in shower cubicle, low level wc, wash hand basin, tiled flooring, bespoke roller blind, radiator and frosted window.

**Bedroom Two** - 12'10" x 12'7" (3.9m x 3.84m) With upvc double glazed window to the front with curtains with bespoke voiles, mirror fronted wardrobes, laminate flooring, radiator, coved ceiling and power points.

**Bedroom Three** - 12'3" x 8'3" (3.73m x 2.51m) With upvc double glazed window to the side with curtains and venetian blinds, laminate flooring, radiator, coved ceiling and power points.

**Family Bathroom** - With panelled bath, low level wc, wash hand basin, part tiled walls, radiator and two frosted windows with bespoke roller blind.

**Outside** - To the front there is a block paved driveway providing ample off road parking leading to a DETACHED GARAGE (18'1" x 17'0" narrowing to 11'2") with power and light and up and over door. Hard wired CCTV system, external power sockets in driveway, perimeter security and convenience LED lighting, two external water taps. The rear garden is a wraparound plot with paved patio leading to a well maintained garden which is fully enclosed.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

C