

Bramley Close, Bourne, Lincolnshire

Approximate gross internal area:

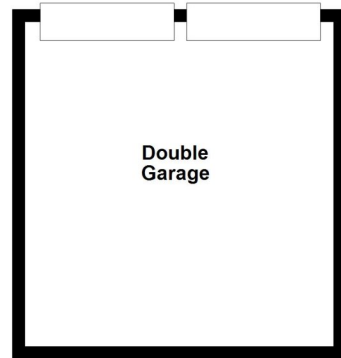
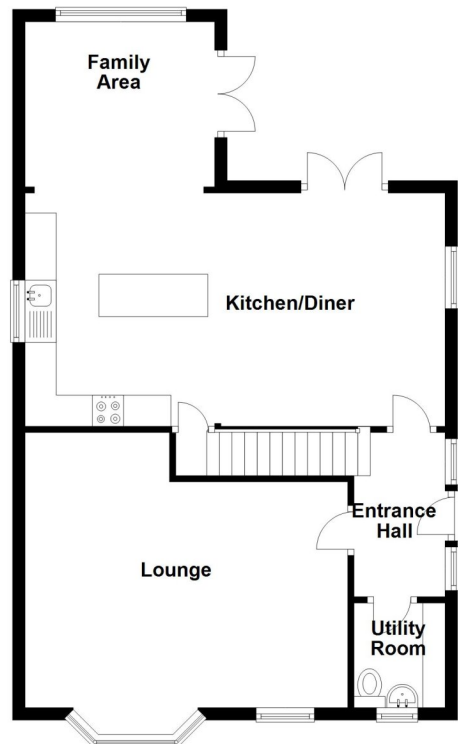
Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

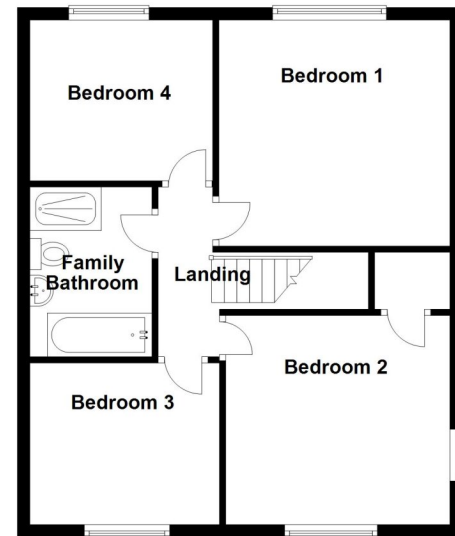
Ground Floor

Approx. 90.2 sq. metres (970.9 sq. feet)



First Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



Total area: approx. 144.8 sq. metres (1559.0 sq. feet)



1 Bramley Close, Bourne, Lincolnshire, PE10 9BD

£375,000 Freehold

We are delighted to offer for sale this extended much improved four bedroom detached family home with detached Double Garage. The property is located within walking distance of the town centre offering excellent accommodation benefiting from, lounge with bay window, fantastic open plan kitchen/family room and utility room. On the first floor there are four bedrooms and a modern fitted bathroom. The property also benefits from oak doors throughout, replacement gas combi boiler and double glazed windows. Outside there is a detached double garage and gravelled driveway and a south facing fully enclosed garden.

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First Floor Landing - With loft access and door to:

Bedroom One - 12'7" x 11'3" (3.84m x 3.43m) With double glazed window, radiator, over stairs storage cupboard and power points.

Bedroom Two - 11'1" x 11'10" (3.38m x 3.6m) With upvc double glazed window, radiator and power points.

Bedroom Three - 11' x 10'8" (3.35m x 3.25m) With upvc double glazed window, radiator and power points.

Bedroom Four - 9'8" x 6'5" (2.95m x 1.96m) With upvc double glazed window, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath, separate walk in shower, low level wc, wash hand basin with cupboard below, tiled flooring and frosted window.

Outside - To the front there is a lawned garden with gravelled driveway providing off road parking for two cars. To the rear there is a fully enclosed south facing lawned garden. There is also a detached Double Garage.

ACCOMMODATION

Entrance Hall - With tiled flooring, radiator, power points, stairs leading to the first floor and door leading to:

Utility Room/Cloakroom - With fitted worktop, space and plumbing for washing machine, low level wc, wash hand basin and frosted window.

Lounge - 17'4" x 14'4" (5.28m x 4.37m) With laminate flooring, upvc double glazed bay window to the front and further window to the side, radiator and power points.

Open Plan Kitchen/Family Room - 23'6" x 19'1" (max) (7.16m x 5.82m (max)) A bright and spacious room with modern fitted units comprising, Belfast sink with cupboard below, excellent range of wall and base units, centre island with fitted breakfast room and solid oak worktops, built in range cooker and hob with extractor above, integrated dishwasher, integrated fridge freezer, integrated wine cooler. The kitchen is open to a family area with feature wall to ceiling window and french doors onto the garden, tiled flooring and radiator.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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