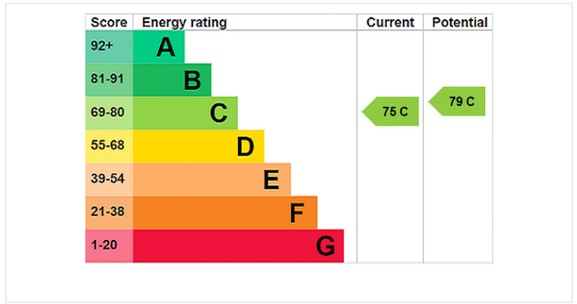
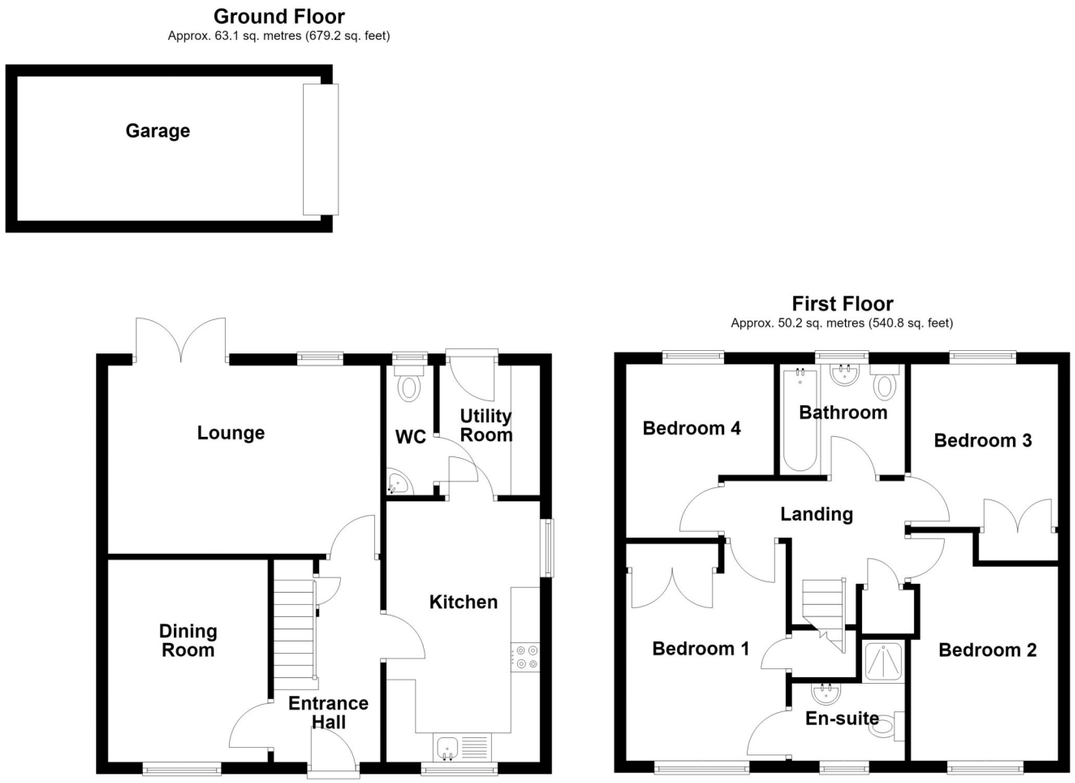




Total area: approx. 113.3 sq. metres (1219.9 sq. feet)







12 Merlin Close, Bourne, Lincolnshire, PE10 0BZ

£280,000 Freehold

This well-presented four bedroom detached family home offers spacious and versatile accommodation, situated in a popular residential location within Bourne giving easy access to Tesco supermarket, Bourne Grammar and the A15 road link. The property benefits from a recently replaced modern kitchen with stylish grey units, a separate dining room, generous lounge with French doors opening onto the rear garden, utility room and downstairs cloakroom. Upstairs there are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Outside, the property enjoys an enclosed rear garden, mainly laid to lawn with paved patio and decking areas, ideal for outdoor entertaining. A driveway and single garage are located to the rear of the property, providing off-road parking and additional storage. Offered for sale with NO ONWARD CHAIN, this is an ideal family home ready to move into.

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ACCOMMODATION

Entrance Hall - With laminate flooring, stairs leading to the first floor, under stairs storage cupboard, radiator, power points and door leading to:

Lounge - 15'2" x 10'7" (4.62m x 3.23m) With laminate flooring, upvc double glazed french doors and window to the rear garden, radiator and power points.

Dining Room - 10'6" x 9'1" (3.2m x 2.77m) With laminate flooring, upvc double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 14'8" x 8'8" (4.47m x 2.64m) With modern replacement fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated dishwasher, integrated fridge freezer part tiled walls, tiled flooring, radiator, upvc double glazed windows to the front and side and door leading to:

Utility Room - 6'7" x 6' (2m x 1.83m) With fitted units and worktop, single drainer sink, space and plumbing for washing machine, wall mounted gas boiler, tiled flooring, doors to the rear and door to:

Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

First Floor Landing - With built in airing cupboard and door leading to:

Bedroom One - 12'7" x 9'6" (3.84m x 2.9m) With fitted wardrobes, upvc double glazed window to the front, further over stairs storage cupboard, radiator, power points and door to:

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Bedroom Two - 12'2" x 9' (3.7m x 2.74m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 9'3" x 8'8" (2.82m x 2.64m) With upvc double glazed window to the rear, fitted wardrobes, radiator and power points.

Bedroom Four - 8'8" x 8' (2.64m x 2.44m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin,

Outside - The enclosed rear garden is mainly laid to lawn with timber fencing to the boundaries, offering a good degree of privacy. There is a paved patio area and a raised decked seating area, ideal for outdoor dining and entertaining, together with a paved pathway leading to a rear access gate leading to:

Garage - With up and over door.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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