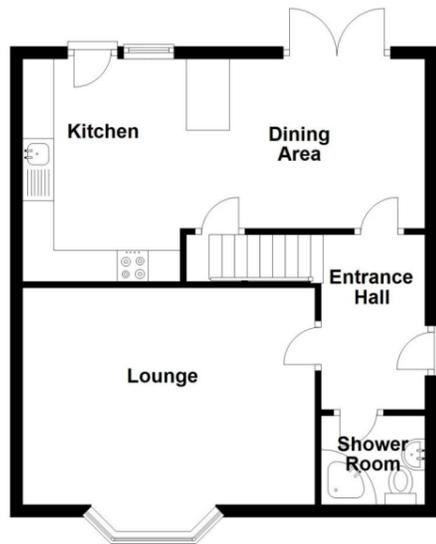
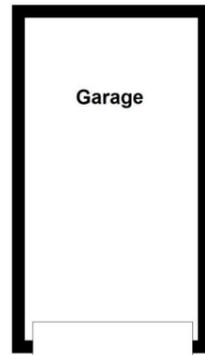


EPC TO FOLLOW

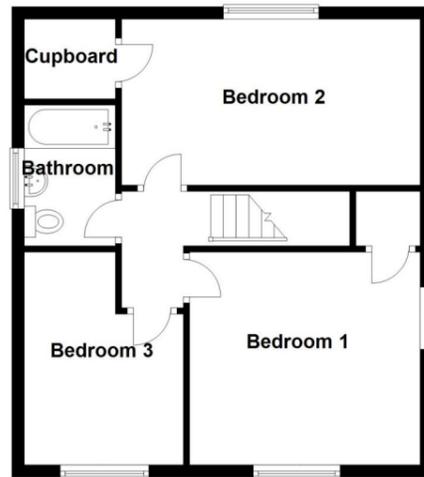
Ground Floor

Approx. 61.1 sq. metres (657.8 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 106.7 sq. metres (1148.9 sq. feet)



3 Bramley Close, Bourne, PE10 9BD

£325,000 Freehold

We are delighted to offer for sale this stunning much improved three bedroom detached family home located in a small cul-de-sac just off Beech Avenue giving easy access to the town centre and Bourne Woods. The property offers excellent accommodation benefiting from lounge with bay window and media wall with feature fire, fantastic newly fitted kitchen/dining room with built in appliances and modern fitted shower room. On the first floor there are three double bedrooms and a modern fitted bathroom suite. Outside there is a gravelled driveway providing off road parking leading to the single garage and to the rear a generous fully enclosed garden with large patio area. Please call for further details on 01778 392897.

Three Bedroom Detached Home | Walking Distance To Town Centre | Off Road Parking & Garage | EPC Rating D

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See things differently.



First Floor Landing - With access to the loft and door to:

Bedroom One - 11'8" x 11'7" (3.56m x 3.53m) With upvc double glazed windows to the front and side aspects, radiator, built in wardrobe cupboard and power points.

Bedroom Two - 13' x 8'5" (3.96m x 2.57m) With upvc double glazed window to the rear aspect, radiator, walk-in airing cupboard with hot water tank, shelving & boiler supplying hot water and central heating.

Bedroom Three - 11'5" x 9' (3.48m x 2.74m) With upvc double glazed window to the front aspect, radiator and power points.

Family Bathroom - Having a newly fitted three piece suite comprising panel bath with wall mounted shower and screen, low level WC, wash hand basin, radiator, frosted glazed window and part tiled walls.

Outside - To the front the garden is laid to lawn with mature shrubs. A pathway leads down the side of the property through to the rear with gravel driveway leading to the SINGLE GARAGE with up and over door, power and light connected. The rear garden has been fully landscaped with a generous patio area leading onto a well maintained lawned area with further paved patio with pergola providing a pleasant sitting area.



ACCOMMODATION

Entrance Door Leading To:

Entrance Hall - With staircase leading to the first floor, radiator, engineered oak flooring and door leading to:

Shower Room - Newly fitted suite comprising, corner shower cubicle, low level wc, wash hand basin set in unit with cupboard below, heated towel rail, tiled flooring, frosted window and engineered oak flooring.

Lounge - 15'2" (4.62) x 12'5" (3.78) (into bay) With upvc double glazed bay window to the front, media wall with feature electric flame effect fire, radiator, power points and engineered oak flooring.

Kitchen/Dining Room - 20'6" x 12'3" (max) (6.25m x 3.73m (max)) With superb newly fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven, built in microwave, integrated fridge and freezer, integrated washing machine, integrated dishwasher, part tiled walls, engineered oak flooring, under stairs storage cupboard, radiator, upvc double glazed french doors onto the garden and further upvc double glazed door and window.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

