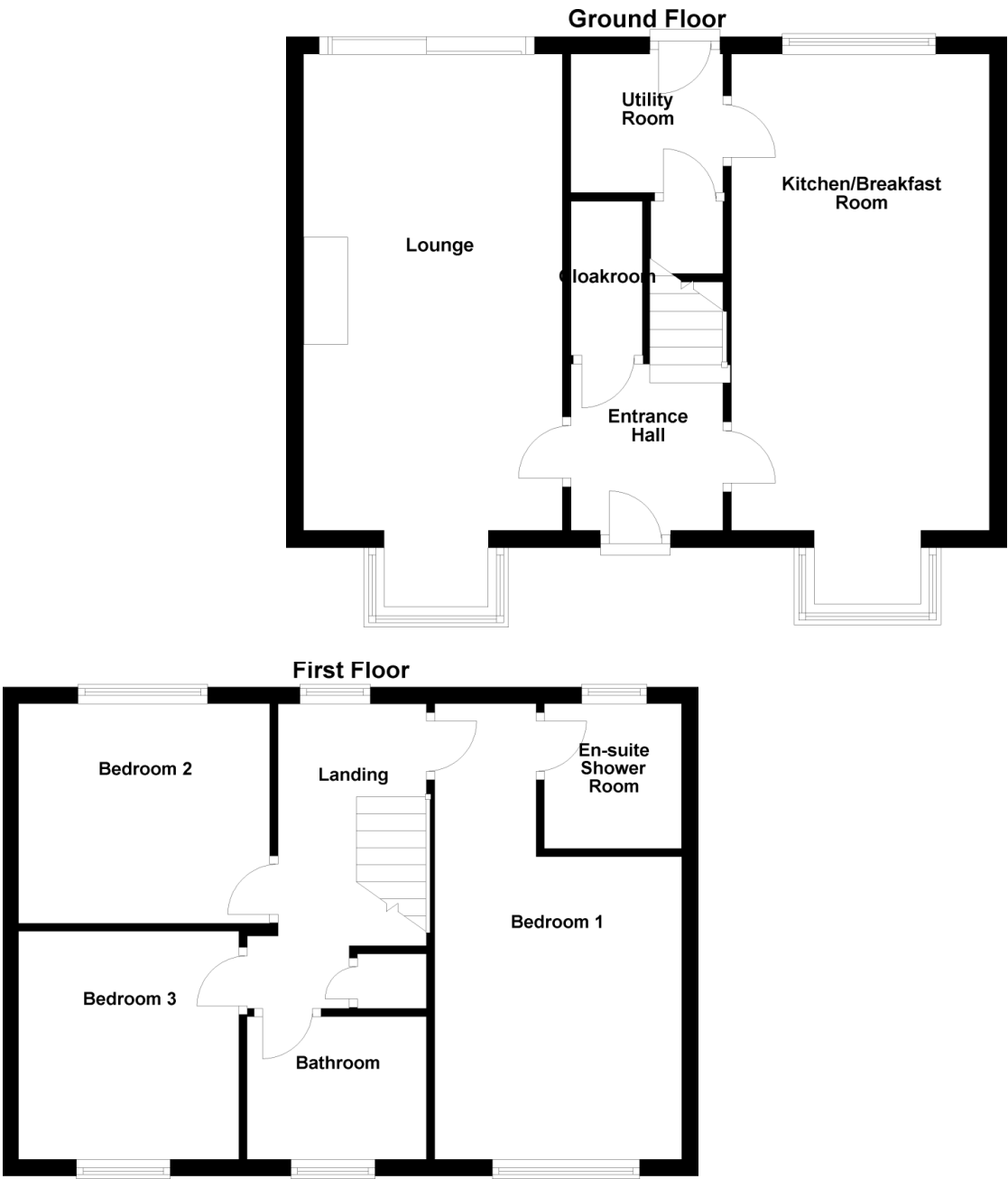
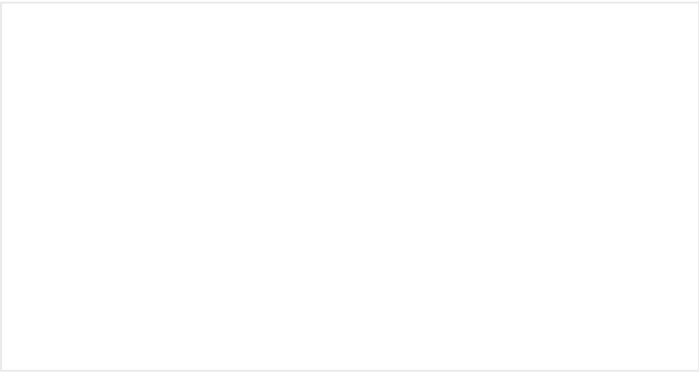


Betjeman Close, Bourne, Lincolnshire

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.



12 Betjeman Close, Bourne, Lincolnshire, PE10 9WF

£265,000 Freehold

A superbly presented three bedroom detached family home located on this small cul-de-sac with no ongoing chain. The property offers excellent accommodation benefiting from, lounge with bay window, modern fitted kitchen/dining room with utility room off and downstairs cloakroom. On the first floor there is a generous master bedroom with en-suite, two further bedrooms and family bathroom. The property also benefits from triple glazed upvc windows and gas central heating to radiators. Outside there is a garage and driveway to the side providing off road parking and to the rear a lovely corner plot garden with space to the side to create further parking. Please call 01778 392807 for more information.

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See things differently.





**First Floor Landing** - With built in airing cupboard, upvc triple glazed window to the rear and door to:

**Bedroom One** - 11ft 9ins x 9ft 9ins With upvc triple glazed window to the front, radiator, power points and door leading to:

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

**Bedroom Two** - 9ft 9ins x 8ft 7ins With upvc triple glazed window to the rear, radiator and power points.

**Bedroom Three** - 8ft 9ins x 8ft 6ins With upvc triple glazed window to the front, radiator and power points.

**Bathroom** - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Outside** - There is a gravelled driveway leading to a SINGLE GARAGE with up and over door with power and lighting connected and personal door through to garden. The gardens to the front being gravelled with mature shrubbery and to the adjacent side of the property is a potential further driveway for extra parking with gated side access leading to the rear gardens. The rear garden being enclosed to rear by panelled fencing with artificial grass area with paved patio area and mature flower beds and borders throughout.

**ACCOMMODATION**

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

**Downstairs Cloakroom** - With low level wc, wash hand basin and extractor fan.

**Lounge** - 17ft 2ins x 9ft 7ins With attractive feature fireplace, upvc triple glazed window to the front, radiator, power points and upvc double glazed french doors to the rear garden.

**Kitchen/Diner** - 17ft 8ins x 9ft 6ins With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, part tiled walls, radiator, upvc triple glazed window to the rear and upvc bay window to the front and door to:

**Utility Room** - 5ft 6ins x 5ft 3ins With space and plumbing for washing machine and door to the rear garden.



**LOCAL AUTHORITY**

South Kesteven

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

