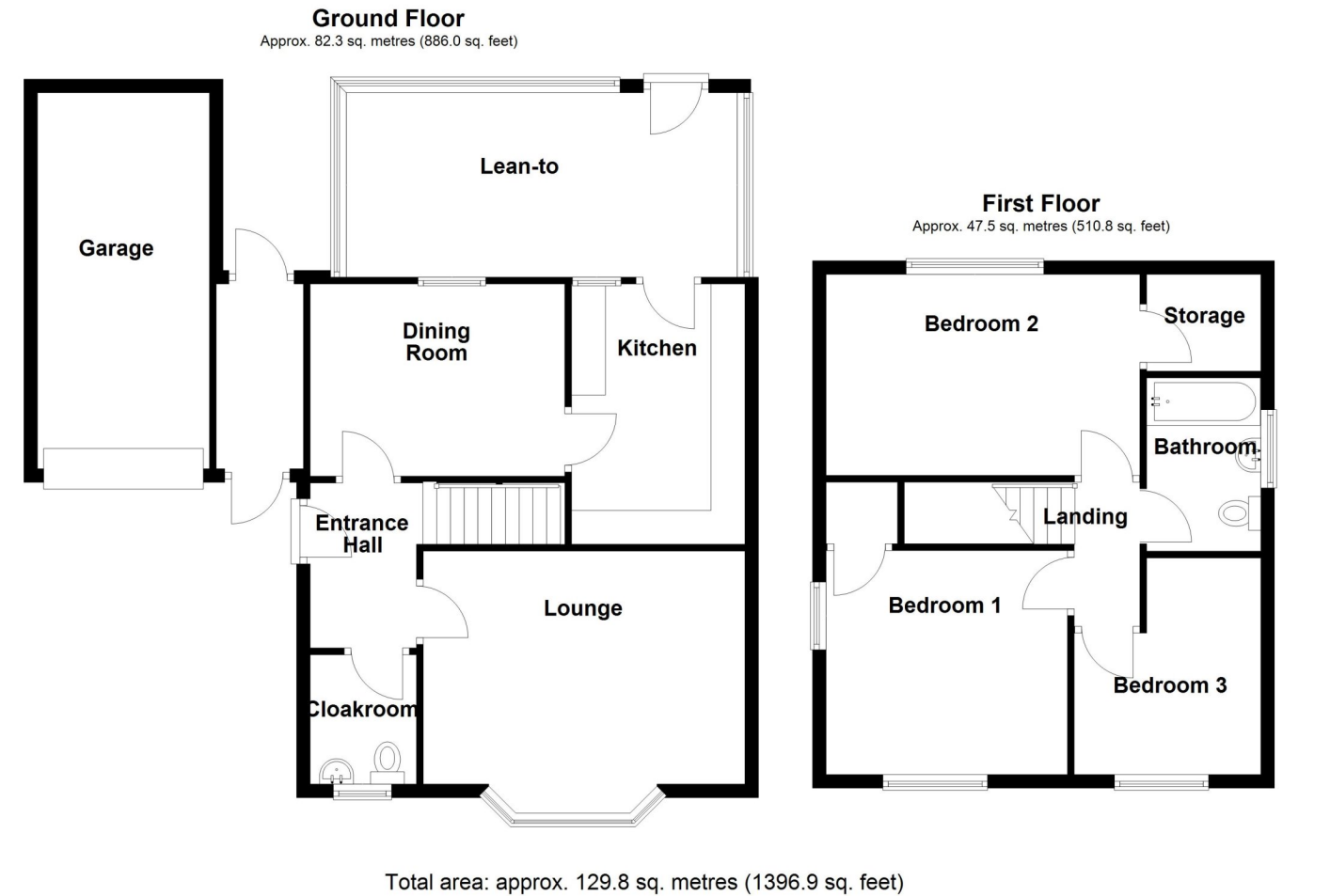


Bramley Close, Bourne, Lincolnshire

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.



5 Bramley Close, Bourne, Lincolnshire, PE10 9BD

£265,000 Freehold

Located in a sought after, quiet cul-de-sac within walking distance of the town centre this spacious three bedroom detached home offers huge potential and we would strongly recommend an early internal viewing to avoid disappointment. Offered for sale with no ongoing chain the property benefits from, lounge with bay window, separate dining room, kitchen, lean-to conservatory and downstairs cloakroom. On the first floor there are three double bedrooms and a family bathroom. Outside there is a block paved driveway leading to a single garage and to the rear an established East facing garden. The property also benefits from having UPVC double glazing. Please call 01778 392807 for more information.

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See things differently.



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, heated towel rail and frosted window.

Lounge - 15'6" x 11'4" (4.72m x 3.45m) With upvc double glazed window to the front, feature fireplace, radiator and power points.

Dining Room - 12'2" x 8'6" (3.7m x 2.6m) With upvc double glazed window to the rear, built in storage cupboard, radiator, power points and door leading to:

Kitchen - 12'7" x 8'8" (3.84m x 2.64m) With basic fitted units comprising, single drainer sink with cupboard below, range of wall and base units, built in oven and hob with extractor above, space for fridge, space and plumbing for washing machine, space for tumble dryer, radiator, part tiled walls, and window and door leading to:

Lean-To Conservatory - Not useable and in need of complete renovation or to remove.



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

Bedroom One - 11'8" x 11'6" (3.56m x 3.5m) With upvc double glazed windows to the front and side, built in over stairs storage cupboard, radiator and power points.

Bedroom Two - 15'2" x 8'5" (4.62m x 2.57m) With upvc double glazed window to the rear, radiator, power points, walk in storage/airing cupboard housing the gas boiler.

Bedroom Three - 11'7" x 9'2" (3.53m x 2.8m) With upvc double glazed window to the front, radiator and power points.

Bathroom - With walk in mobility bath, low level wc, wash hand basin, tiled walls, radiator and frosted window.

Outside - To the front there is a block paved driveway providing ample off road parking which leads to a SINGLE GARAGE with up and over door, power and light. The rear garden is established and mainly lawned being East facing and fully enclosed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C