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Longstaff INC. Eckfords

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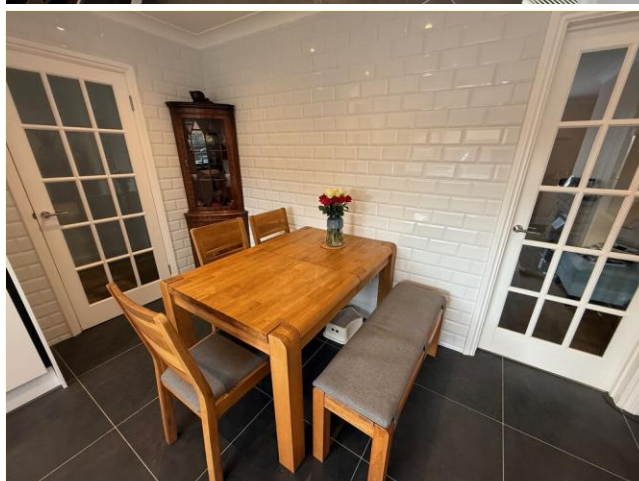
£450,000 Freehold

- High Specification Fixtures & Fittings
- Individual Detached Bungalow
- Lounge & Conservatory
- Modern Kitchen/Diner
- Three Double Bedrooms

This bungalow offers surprisingly spacious accommodation including three double bedrooms and three ensembles. It benefits from a beautiful size plot and an enviable location. Viewing is highly recommended to appreciate everything that this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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Accommodation

uPVC part glazed door to Entrance Porch: Useful storage cupboard, ceramic floor tiles, second part glazed door and side panel to Entrance Hallway: 22'4" x 4'10" engineered wooden flooring, radiator with cover, telephone point, inset ceiling spot lights.

Kitchen/Diner

13' 10" x 13' 3" (4.22m x 4.04m) Wall mounted and floor standing white fronted cupboards including larder style pull out cupboard and deep pan drawers, inset double stainless steel sink with mixer tap and filtered water drinking tap, granite worktop with moulded drainer, five ring gas hob with extractor canopy over and electric oven, space for fridge/freezer, ceramic floor tiles, fully tiled walls, inset ceiling spot lights, radiator.

Utility Room

9' 2" x 11' 2" (2.79m x 3.40m) Fitted wall mounted and floor standing white fronted cupboards including pull out larder style cupboard and deep drawers, complimentary fitted worktop, inset porcelain sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, wall mounted gas central heating boiler concealed behind cupboard, water softener, space for fridge/freezer, inset ceiling



spot lights, radiator, fully tiled walls, ceramic floor tiles, wall mounted central heating controller, part glazed uPVC door to outside.

Lounge

13' 5" x 16' 10" (4.09m x 5.13m) Engineered wooden flooring, electric fire with stone surround, polished stone hearth and wooden mantle, TV point, telephone point, inset ceiling spot lights, radiator, window to front.

Conservatory

8' 2" x 13' 11" (2.49m x 4.24m) uPVC glazed units, polycarbonate sloped roof, fitted window blinds, two wall light points, vinyl flooring, French doors to outside.



Bedroom 1

15' 10" x 13' 0" (4.83m x 3.96m) Engineered wooden flooring, inset ceiling spot lights, wall mounted air conditioning unit, radiator, sliding doors to Conservatory.

Ensuite Shower Room- Bedroom 1

Double width shower cubide with large umbrella shower head, low level WC with concealed flush, fitted worktop with inset round sink with mixer tap and storage cupboards under, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, inset ceiling spot lights, extractor fan.

Bedroom 2

12' 10" x 11' 8" (3.91m x 3.56m) Engineered wooden flooring, inset ceiling spot lights, wall mounted air conditioning unit, radiator, bay window to front.



Ensuite Bathroom

8' 1" x 6' 7" (2.46m x 2.01m) Panelled bath with mixer shower attachment over, glass screen, low level WC with concealed flush, wash hand basin with vanity drawers under, wall mounted touch screen lighted mirror, chrome heated ladder towel rail, fully tiled walls, ceramic floor tiles, inset ceiling spot lights, extractor fan.

Bedroom 3:

8' 6" x 14' 9" (2.59m x 4.50m) Engineered wooden flooring, wall mounted air conditioning unit, access to roof storage space, inset ceiling spot lights, radiator, window to front and side.



Ensuite Shower Room - Bedroom 3: Double width shower cubide with glass folding screen and large umbrella style shower head, , wash hand basin with vanity drawers under, wall mounted touch screen lighted mirror, low level WC, chrome heated ladder towel rail, fully tiled walls, ceramic floor tiles, extractor fan, inset ceiling spot lights, electric shaver point.

Guest Cloakroom: Low level WC, wash hand basin with vanity cupboards under, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail, wall mounted touch screen lighted mirror, extractor fan, inset ceiling spot lights, built in storage cupboards to one wall.

Single Garage: 9' 2" x 21' 5" (2.79m x 6.53m) Up and over door, power and light connected, eave storage space, pedestrian door opening to rear garden.



Garden: The front of this bungalow is open plan and benefits from an in and out rubber crumb driveway. There is a small area of artificial grass and a attractive raised flower and shrub beds. To one side of the bungalow are twin opening gates opening to a long rubber crumb driveway leading to the detached single garage. The rear garden is fully enclosed and benefits from a large paved patio seating with the remainder mostly laid to lawn. There are also attractive raised flower and shrub borders. At the end of the garage there is further storage space and a garden shed. Overall this is a most attractive and well maintained outside space.

AGENTS NOTE

This property has been finished to a high specification. It also benefits from Solar Tubes on the roof which heat the hot water during sunny weather.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE Freehold

SERVICES Electric, Gas, Water

COUNCIL TAX BAND E

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3676917

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		