



## **Bourne Close,**

Sleaford, Lincolnshire, NG34 7WD

£197,500





This immaculately presented detached house situated on the new Taylor Lindsey development which is only a short distance from the town centre and the train station. The property enjoys a corner plot with a west facing garden and ample parking to the front. Internally the property offers Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen Diner with Three Bedrooms to the first floor with En-Suite to Master and additional Family Bathroom. Also enjoying a single garage and walled gardens for privacy. An internal viewing is highly recommended to appreciate the standard of accommodation on offer.

### ENTRANCE HALL

With laminate floor, stairs to first floor landing and radiator.

### DOWNSTAIRS CLOAKROOM

Having low level WC, hand basin set in vanity unit, radiator, extractor fan and tiled floor.

### LOUNGE

14'10 x 10'2 (4.52m x 3.10m)



Having window to front, gas fire with decorative surround, TV point and telephone point.

### KITCHEN DINER

16'8 x 10'5 (5.08m x 3.18m)



Having an extensive range of base and eye level units with square edge work surface over with integrated appliances including washing machine, dishwasher, fridge freezer and double oven with gas hob and extractor hood over, radiator, telephone point, wall mounted boiler enclosed in cupboard, window to rear, patio doors leading to garden, tiled floor and ceiling spot lights.

### FIRST FLOOR LANDING

With stairs taken from the entrance hall and having radiator, airing cupboard with hot water tank and shelving and access to loft space.

### BEDROOM ONE

11'5 x 9'8 (3.48m x 2.95m)



With window to front, TV point, radiator, built in double wardrobe and access through to En-Suite.

### EN-SUITE SHOWER ROOM

Having low level WC, hand basin set in vanity unit, shower cubicle with mains fed shower, heated towel rail, extractor fan, window to side and tiling to walls.

### BEDROOM TWO

9'9 x 9'7 (2.97m x 2.92m)



With window to rear and radiator.

### BEDROOM THREE

9'9 x 6'10 (2.97m x 2.08m)

With window to rear and radiator.

### FAMILY BATHROOM

Having low level WC, hand wash basin set in vanity unit, bath with mains shower over, heated towel rail, extractor fan, window to side and tiling to walls.

## OUTSIDE



To the front of the property is a double width block paved driveway providing ample parking leading to a single garage. There are gardens that run to the front and side and lead to a side gate providing access to the rear garden. The rear garden is west facing with a decorative patio area, pathway leading to garden shed, with the main garden being laid to lawn and is fully enclosed with brick wall.

### SINGLE GARAGE

17'5 x 8'4 (5.31m x 2.54m)

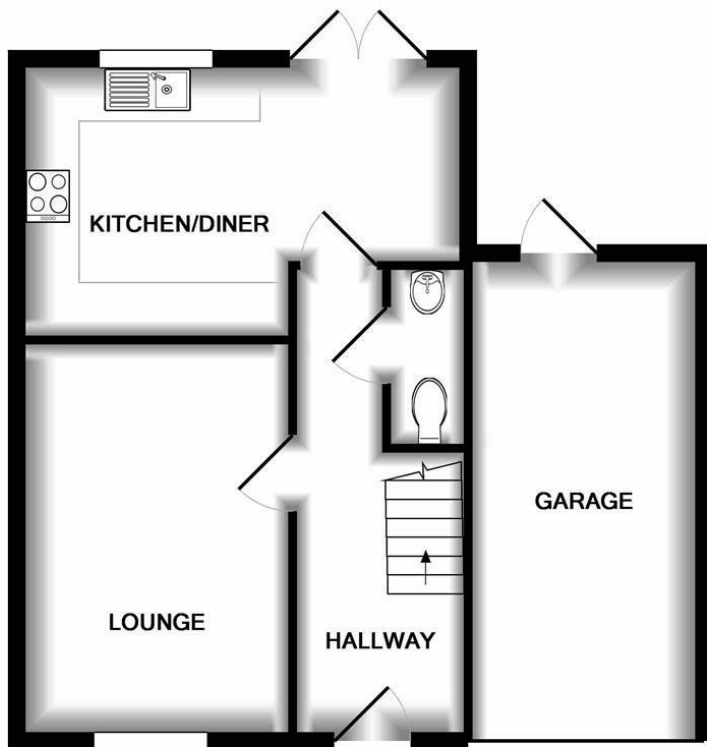
Having up and over door, power and light and door to rear leading into garden.

### AGENT NOTE

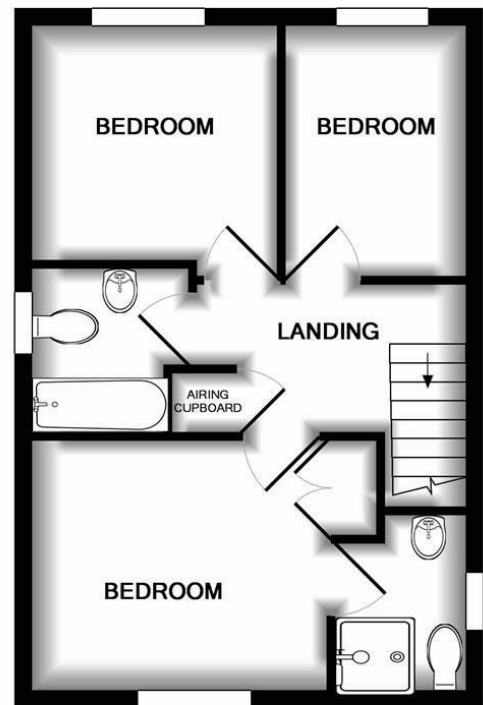
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GROUND FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

BOURNE CLOSE, SLEAFORD, NG34 7WD  
TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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