

7 Brackley Close, Bourne

Guide Price £300,000 - £325,000

NEWTON FALLOWELL

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Offering far more than first meets the eye, this attractive three bedroom detached home combines generous living accommodation, practical family spaces and a fantastic rear extension, all within easy walking distance of Bourne's local shops and schools. With a versatile layout that includes a home office, separate utility room and detached garage, this is a home perfectly suited to modern family life, both inside and out.

At the heart of the home is the impressive rear extension, which has transformed the ground floor into a wonderful space for modern living. The kitchen/diner offers plenty of room to cook, gather and entertain, with a sociable layout that naturally lends itself to family life. The kitchen is well equipped with a range of fitted units and integrated appliances, including a dishwasher, five-ring gas hob and double oven.

Away from the kitchen, the separate living room provides a more relaxed space to unwind, while the additional home office offers a welcome degree of flexibility for those working from home or in need of a dedicated study area. Completing the ground floor is a useful utility room, with provision for both an American-style fridge freezer and washing machine, adding that all-important practicality to the layout.















Upstairs, the property continues to impress with three well-proportioned bedrooms, two of which benefit from fitted wardrobes, providing useful built-in storage. These are served by a family bathroom, complete with a 9.5kW shower, offering a practical and comfortable space for the whole household.

Externally, the property enjoys a private rear garden which benefits from plenty of sunshine during the warmer months, creating a lovely outdoor space to relax, entertain and enjoy time with family and friends. Adding to the property's appeal is a detached garage with an electric roller door, alongside a separate workshop to the side. The workshop is fully insulated internally and benefits from its own electricity supply, making it an ideal space for hobbies, DIY enthusiasts, additional workspace or simply somewhere to enjoy a little extra flexibility.

An excellent opportunity to purchase a spacious three bedroom detached home in a popular Bourne location, offering flexible living accommodation both inside and out.

Entrance Hall
4' 9" x 5' 10" (1.44m x 1.78m)

Living Room
13' 3" x 13' 8" (4.03m x 4.17m)

Office
9' 6" x 7' 9" (2.90m x 2.36m)

Kitchen Diner
11' 11" x 16' 1" (3.62m x 4.91m)

Utility Room
9' 6" x 8' 9" (2.90m x 2.66m)

Landing
8' 5" x 5' 9" (2.56m x 1.76m)

Bedroom One
11' 4" x 10' 11" (3.45m x 3.33m)

Bedroom Two
11' 2" x 10' 11" (3.40m x 3.33m)

Bedroom Three
8' 2" x 6' 9" (2.50m x 2.05m)

Bathroom
5' 7" x 6' 9" (1.70m x 2.05m)

Garage
17' 8" x 9' 7" (5.39m x 2.93m)

Workshop
16' 2" x 7' 1" (4.94m x 2.17m)













GARDEN

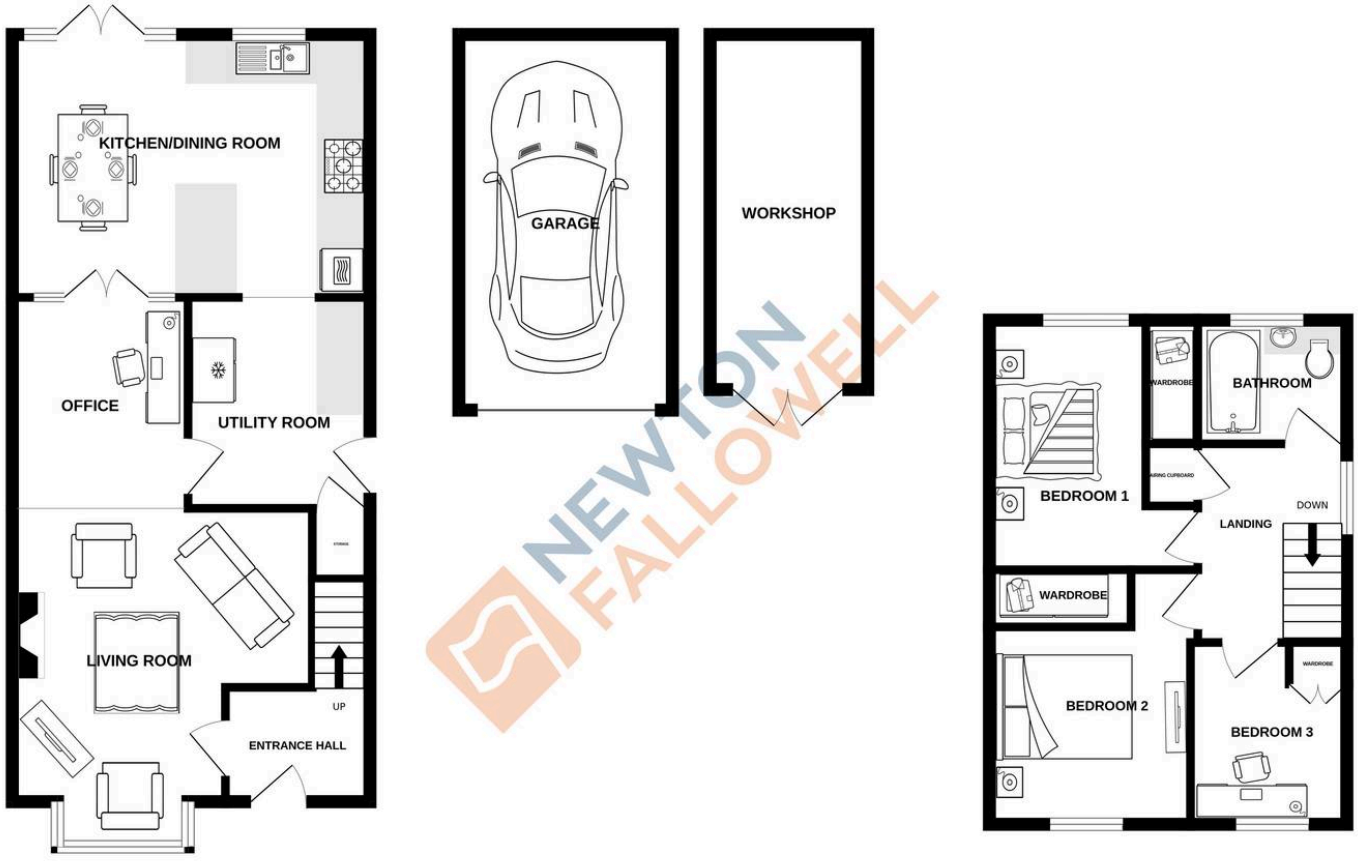
GARAGE

4 Parking Spaces

Off Road Parking Leading to Detached Garage

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Newton Fallowell - Bourne

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