

Gladstone Street, 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.

EPC To Be Confirmed



11 Gladstone Street, Bourne, Lincolnshire, PE10 9AY

£215,000 Freehold

We are delighted to offer for sale this spacious two bedroom period home located within walking distance of the town centre. The property has been much improved by the current vendors benefiting from lounge with bay window and feature fireplace, separate dining room opening to the kitchen and utility room and downstairs cloakroom. On the first floor the two double bedrooms both boast en-suite shower rooms. Outside there is a generous garden ideal for entertaining or gardening plus a garden room ideal for a home office. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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ACCOMMODATION

Entrance Hall - With turning staircase to the first floor, under stairs storage cupboard, laminate flooring and opening to:

Lounge - 12'4" x 12'3" (3.76m x 3.73m) With upvc double glazed window to the front, attractive feature fireplace with woodburning stove (not tested) radiator and power points.

Dining Room - 12'1" x 12' (3.68m x 3.66m) With feature fireplace, laminate flooring, upvc double glazed window to the rear and side, archway leading to:

Kitchen - 10'1" x 7'3" (3.07m x 2.2m) With fitted units comprising, sink with cupboard below, good range of wall and base units, built in oven and hob with extractor above, space and plumbing for dishwasher, space for fridge, part tiled walls, tiled flooring, wall mounted gas boiler and archway leading to:

Lobby - With door to the rear garden, tiled flooring and door leading to:

Utility Room - 7' x 5'9" (2.13m x 1.75m) With single drainer sink and worktop, space and plumbing for washing machine, tiled flooring and archway to:



Downstairs Cloakroom - With low level wc, tiled flooring and window to the side.

First Floor Landing - With upvc double glazed window to the side, loft access and door to:

Bedroom One - 12'3" x 12'3" (3.73m x 3.73m) With upvc double glazed window to the side, radiator, power points and door leading to:

En-Suite Bathroom - With P-Shaped bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled flooring, heated towel rail, built in airing cupboard and frosted window.

Bedroom Two - 12'2" x 12'1" (3.7m x 3.68m) With upvc double 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, tiled flooring and radiator.

Outside - To the front there is a shared driveway with gates leading to the rear garden which is a generous south facing garden with extensive patio leading onto a fully enclosed garden. There are two timber sheds plus an impressive Garden Room/Home office (11'4" x 11'4") with power and light.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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