

Total area: approx. 104.0 sq. metres (1119.1 sq. feet)



14 Gladstone Street, Bourne, PE10 9AX

O.I.E.O £240,000 Freehold

We are delighted to offer for sale this period two/three bedroom semi detached home with fantastic garden room with roof lantern and bi-folding doors onto the rear garden. The property offers excellent accommodation that really must be viewing benefiting from, lounge and separate family room, modern fitted kitchen opening to the garden room, modern fitted shower room and three bedrooms. Outside there is a block paved driveway to the side providing off road parking and to the rear a generous fully landscaped garden with ornate pond and large lawned garden. The property is located within walking distance of the town centre and we would strongly recommend an internal viewing.

Much Improved Two/Three Bedroom Semi Detached House | Within Walking Distance of Town Centre | Property Offering Great Space | Fully Landscaped Rear Garden |

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Garden Room/Dining Room - 19'8" x 7'5" (6m x 2.26m) A lovely bright and spacious room with Bi-folding doors onto the rear garden and further floor to ceiling windows to the side, impressive roof lantern, tiled flooring and radiator.

Shower Room - Modern fitted suite comprising walk in shower cubicle, low level WC with wood panelling, wash hand basin fitted unit with cupboard below, tiled flooring, tiled walls, underfloor heating and UPVC double glazed frosted window.



First Floor Landing - Sash window to the side, access to the loft and door leading through to

Bedroom One - 13' x 12'4" (3.96m x 3.76m) With wood double glazed window overlooking the front, feature arch, radiator, power points and built-in overstairs storage cupboard

Bedroom Two - 12'6" x 12'1" (3.8m x 3.68m) UPVC double glazed window to the rear, feature arch, radiator, power points built-in overstairs storage cupboard and door leading through to

Bedroom Three - 9' x 7'2" (2.74m x 2.18m) With white wood double glazed window to the side, radiator and power points

Outside - To the side there is a block paved driveway providing off road parking

Rear Garden - Has been fully landscaped with paved patio leading onto large lawned garden with flower and shrub borders, fully opening side access door and gate and ornate pond. Further patio area to the rear of the garden with raised beds. There is also two brick built outbuildings with wood panelled doors, power and space and plumbing for washing machine.

ACCOMMODATION

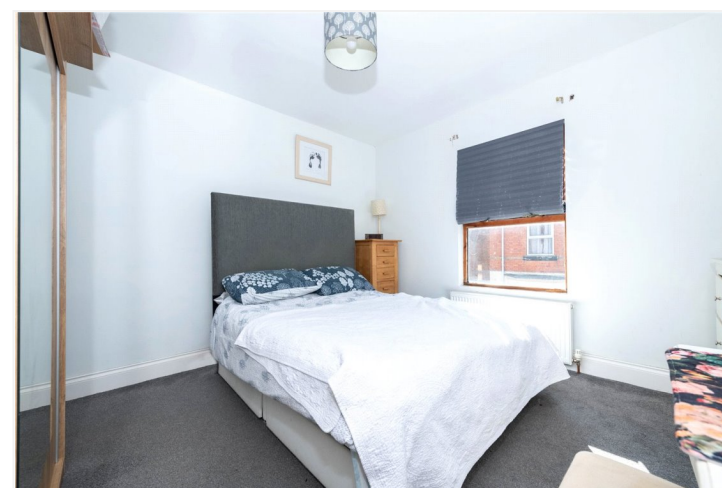
Door leading to

Entrance Hall - With turning staircase leading to the first floor, wood effect flooring, door leading to large understairs storage cupboard and door leading through to

Lounge - 12'3" x 11'11" (3.73m x 3.63m) Attractive feature fireplace, bay window overlooking the front, wood effect flooring, underfloor heating, tv point, data cable points and power points

Family Room - 12' x 11'11" (3.66m x 3.63m) Wood effect flooring, underfloor heating and archway leading through to.

Kitchen - 10'9" x 8'2" (3.28m x 2.5m) With superb modern fitted units comprising one and a half bowl sink unit with cupboard below, excellent range of wall and base units, built-in Bosch oven and hob with extractor above, combi boiler supplying hot water and central heating, integrated fridge, integrated dishwasher, part tiled walls, wood effect flooring and open to:



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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