

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



54 Gladstone Street, Bourne, Lincolnshire, PE10 9AX

£265,000 Freehold

Offered for sale with NO ONGOING CHAIN this spacious two bedroom detached bungalow sits on a generous south west facing garden and offers huge potential. The property is located within walking distance of the town centre and benefits from, lounge with doors onto the rear garden, kitchen/dining room, two double bedrooms and shower room and separate WC. Outside there is a block paved driveway leading to a detached garage and to the rear an established generous sized lawned garden making this home a must view. Please call 01778 392807 for more information.

No Ongoing Chain | Two Bedroom Detached Bungalow | Detached Single Garage | Conservatory | EPC Rating D | Council Tax Band C

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ACCOMMODATION

Porch - With double opening doors to:

Entrance Hall - With radiator, coved ceiling, power points and door leading to:

Lounge - 15'5" x 12'3" (4.7m x 3.73m) With feature fireplace, coved ceiling, radiator, power points and doors onto the rear garden.

Kitchen/Diner - 13'5" x 12'3" (4.1m x 3.73m) With fitted units comprising, one and a half bowl sink with cupboard below, range of wall and base units, built in larder cupboard, space for cooker, space for fridge freezer, space and plumbing for washing machine, part tiled walls, windows to the rear and side and door leading to:

Conservatory - 12'9" x 7'3" (3.89m x 2.2m) With windows and door onto the rear garden.

Bedroom One - 13'1" x 12'5" (4m x 3.78m) With double glazed window to the front, coved ceiling, radiator and power points.

Bedroom Two - 12'3" x 10'6" (3.73m x 3.2m) With double glazed window to the front, coved ceiling, radiator and power points.



Shower Room - With shower cubicle, wash hand basin, built in airing cupboard, tiled walls, laminate flooring and frosted window.

Separate WC - With low level wc and frosted window.

Outside - To the front there is a block paved driveway providing ample off road parking leading to a DETACHED GARAGE with double opening doors, power and light. The rear garden is a particular feature of the property being south west facing and a generous size and mainly lawned with mature trees and shrubs providing a good degree of privacy, there is also a greenhouse and side access.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C