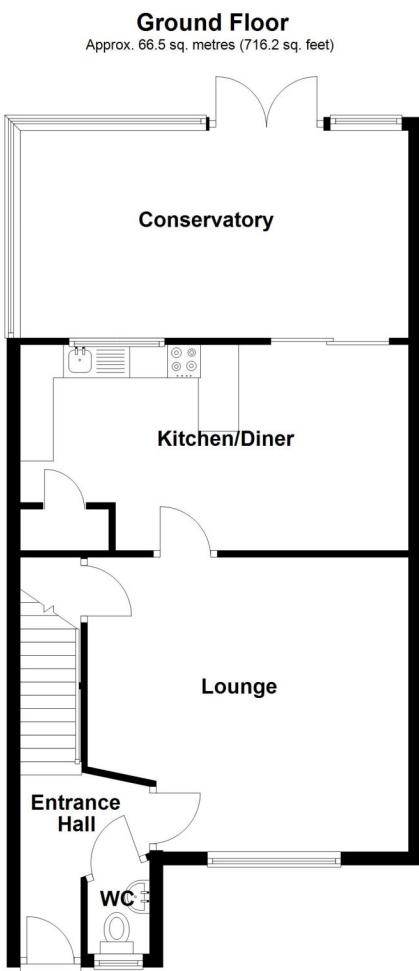


EPC TO FOLLOW



27A, St. Gilberts Road, Bourne, Lincolnshire, PE10 9XB

£255,000 Freehold

We are delighted to offer for sale this three-bedroom detached home located a short walk from the town centre and Sainsburys supermarket. The property offers excellent accommodation benefiting from, entrance hall with downstairs cloakroom off, lounge overlooking the front, kitchen/dining room and conservatory onto the rear garden. Upstairs there are three bedrooms and a family bathroom. The property also benefits from gas central heating to radiators with a replacement boiler. Outside there is a wraparound garden with access to a single garage and driveway. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

Lounge - 15'10" x 14'7" (4.83m x 4.45m) With window overlooking the front, radiator, power points, under stairs storage cupboard and door leading to:

Kitchen/Dining Room - 18'6" x 10'4" (5.64m x 3.15m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, space for cooker, space for fridge freezer, space and plumbing for washing machine, built in cupboard housing boiler and hot water tank, window to the rear and sliding doors to:

Conservatory - 18'5" x 10'3" (5.61m x 3.12m) With upvc double glazed windows and french doors to the rear garden.

First Floor Landing - With window to the side and door leading to:



Bedroom One - 10'9" x 10'6" (3.28m x 3.2m) With fitted mirror fronted wardrobes, window overlooking the front, radiator and power points.

Bedroom Two - 10'9" x 10'4" (3.28m x 3.15m) With fitted mirror fronted wardrobes, window overlooking the rear, radiator and power points.

Bedroom Three - 7'1" x 6'9" (2.16m x 2.06m) With window overlooking the front, radiator and power points.

Family Bathroom - With panelled bath, low level wc, wash hand basin, part tiled walls and frosted window.

Outside - The garden is a wraparound plot with hedging to the front and side and pathway to the front door. The rear garden is mainly paved and easy to maintain. To the rear there is a gated driveway providing off road parking which leads to a detached single garage.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C