

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan

Garage

Total floor area 98.7 sq.m. (1,063 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



37 Gladstone Street, Bourne, Lincolnshire, PE10 9AY

£265,000 Freehold

We are delighted to offer for sale this superbly presented completely renovated two bedroom detached bungalow located within walking distance of the town centre. The property offers deceptive accommodation benefiting from, spacious lounge/dining room, modern fitted kitchen, two double bedrooms and modern fitted bathroom suite. The property also benefits from oak doors throughout, upvc double glazed windows and gas central heating to radiators. Outside there is a generous gravelled driveway providing ample off road parking leading to a single garage and the rear garden is a particular feature being a good size established plot perfect for any keen gardener. Please call 01778 392807 for more information.

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**Bathroom** - With modern fitted suite comprising, panelled bath with wall mounted shower and screen, low level wc, wash hand basin set in units with cupboard below, part tiled walls, heated towel rail and frosted window.

**Outside** - To the front there is a generous gravelled driveway providing ample off road parking and access to a SINGLE GARAGE (15' 11" x 9' 2") The rear garden has a paved patio leading to an established south facing lawned garden with a wide variety of mature shrub and trees perfect for outdoor entertaining or just sitting and relaxing.

**LOCAL AUTHORITY**

South Kesteven

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**ACCOMMODATION**

**Entrance Hall** - With wood effect flooring, large built in storage cupboard, access to a spacious loft with potential to convert (stpp) radiator, power points and door leading to:

**Lounge/Dining Room** - 27'5" x 13'2" (8.36m x 4.01m) A bright and spacious room with feature fireplace, upvc double glazed french doors onto the rear garden, radiator, power points and door leading to:

**Kitchen/Breakfast Room** - 11'11" x 11'10" (3.63m x 3.6m) With superbly newly fitted units with a modern range of base and eye level units with worktops over, integrated oven with electric hob and extractor fan over, integrated fridge freezer, dishwasher and space for a washing machine. There is a stainless steel single sink and drainer, a storage cupboard housing the new boiler, spotlights, door to the side and window to the rear garden.

**Bedroom One** - 13'5" x 9'11" (4.1m x 3.02m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Two** - 10'2" x 9'11" (3.1m x 3.02m) With upvc double glazed window to the front, radiator and power points.

