



Total area: approx. 115.6 sq. metres (1244.7 sq. feet)



24 St. Gilberts Road, Bourne, Lincolnshire, PE10 9XB

£325,000 Freehold

Located a short walk from the town centre this impressive four bedroom detached family home is a must view. The property has been much improved by the current vendor and benefits from, spacious entrance hall, open plan dining room/living room, kitchen with utility room and downstairs cloakroom. On the first floor the master bedroom boasts an en-suite shower room, there are three further bedrooms and a family bathroom. Outside there is a single garage and driveway providing ample off road parking and to the rear an established fully enclosed garden. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall/Study Area - 15'2" x 11'8" (4.62m x 3.56m) With laminate flooring, radiator, power points, stairs leading to the first floor, open to the dining room and door leading to:

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

Dining Room - 11'8" x 8'4" (3.56m x 2.54m) With laminate flooring, radiator, power points, upvc double glazed window to the rear and open to:

Lounge - 19'8" x 11'3" (6m x 3.43m) With attractive feature fireplace with woodburning stove, laminate flooring, radiator, power points, upvc double glazed window to the front and french doors onto the garden.

Kitchen - 11'9" x 7'7" (3.58m x 2.3m) With modern fitted units comprising, sink with cupboard below, excellent range of wall and base units, space for range cooker, integrated microwave, integrated fridge freezer, part tiled walls, tiled flooring, upvc double glazed window to the rear and archway leading to:



Utility Room - 7'7" x 6'3" (2.3m x 1.9m) With space and plumbing for washing machine, tumble dryer and dishwasher plus door to the side.

First Floor Landing - With door leading to:

Bedroom One - 12'10" x 9'6" (3.9m x 2.9m) With upvc double glazed window to the rear, radiator, power points and door leading to:

En-Suite Shower Room - With corner shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rail and frosted window.

Bedroom Two - 11'9" x 8'7" (3.58m x 2.62m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 11'9" x 8'3" (3.58m x 2.51m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 11'6" x 7'1" (3.5m x 2.16m) With upvc double glazed window to the front, radiator and power points.



Family Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled flooring, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is a lawned garden with block paved driveway providing off road parking with further block paved driveway in front of the SINGLE GARAGE. The rear garden is established with a wide variety of shrubs and trees with a paved patio and lawned garden area. The garden is fully enclosed with side access and door to the garage.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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