

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



23 The Gables, Bourne, Lincolnshire, PE10 0FY

OIEO £180,000 Freehold

Offer for sale with NO CHAIN this two bedroom semi detached home would make an ideal first time purchase or buy to let investment. The property is located on the popular Elsea Park development with accommodation comprising, entrance hall, downstairs cloakroom, modern fitted kitchen, lounge/dining room, two bedrooms and family bathroom. Outside there is a fully enclosed rear garden and two allocated parking spaces. Please call 01778 392807 for more information.

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See things differently.



Bedroom One - 11'8" x 9'1" (3.56m x 2.77m) With radiator, TV point, PVCu double glazed window to rear

Bedroom Two - 11'8" x 8'4" (3.56m x 2.54m) With over stairs wardrobe cupboard, radiator, TV point, PVCu double glazed window to the front.

Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled walls, heated towel rail and extractor fan.



Outside - The rear garden is fully enclosed with timber shed and side access. There are two allocated parking spaces to the side.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Entrance Hall - Radiator, stairs leading to the first floor and door leading to.

Downstairs Cloakroom - Fitted two piece suite, low level wc, wash hand basin, PVCu double glazed window to front, radiator.

Kitchen - 10'3" x 5'4" (3.12m x 1.63m) Fitted range of base and eye level units, with worktop space over, stainless steel sink unit, Built-in oven, plumbing for washing machine, integrated fridge/freezer, wall mounted gas boiler supplying hot water and central heating and upvc double glazed window to the front.

Lounge/Diner - 14'4" x 11'8" (4.37m x 3.56m) With built-in under stairs storage cupboard, radiator, TV point, telephone point, PVCu double glazed window to rear, door to garden.

First Floor Landing - Radiator, power points and door leading to.

