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Eckfords



17 Gilpin Close, Bourne, Lincolnshire PE10 0DF

£184,720 - Freehold

Property Summary

Ideal investment property situated in a popular residential location. This property benefits from good size accommodation including three bedrooms, a fully enclosed rear garden and a single garage.

Features

- Mid Terrace House
- Entrance Hall Way, Cloakroom
- Lounge/Diner
- Kitchen
- Family Bathroom
- Single Garage

Room Descriptions

Ground Floor

Accommodation

Front door to Entrance Hallway: Radiator, stairs to first floor landing.

Cloakroom

Low level WC, wash hand basin, splash back tiling, radiator.

Lounge/Diner

13' 0" x 15' 0" max (3.96m x 4.57m) Under stairs storage cupboard, radiator, TV point, French doors opening to rear garden.

Kitchen

9' 0" x 8' 0" (2.74m x 2.44m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktops, inset sink with mixer taps, electric oven, ceramic hob with extractor fan over, radiator, tiled flooring.

First Floor Landing

Bedroom 1

11' 0" x 8' 0" (3.35m x 2.44m) Built in wardrobes, radiator, window to front.

Bedroom 2

8' 0" x 8' 0" (2.44m x 2.44m) Radiator, window to front.

Bedroom 3

7' 0" x 8' 0" (2.13m x 2.44m) Radiator, window to rear.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, electric shaver point, radiator, window to front.

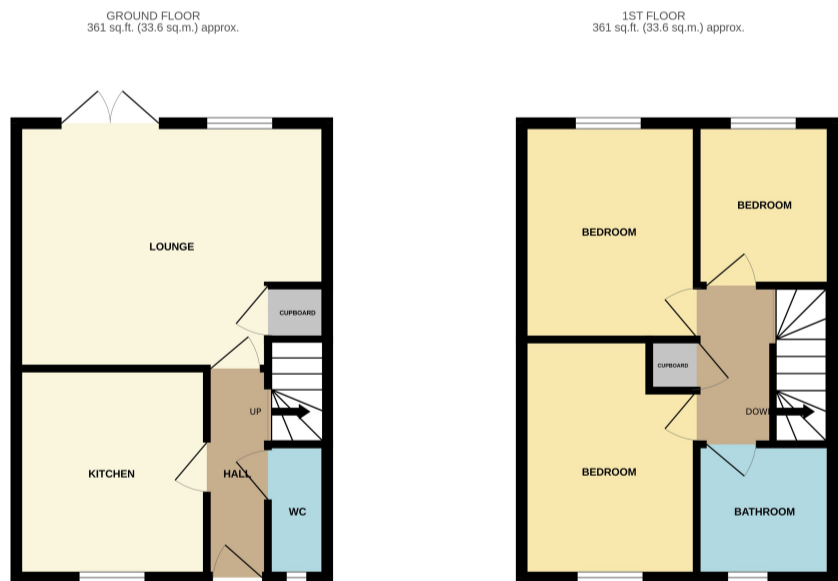
Externally

Garden

The front of this property is open plan. The enclosed rear garden is mainly laid to lawn with a paved patio and access to the single garage.

Single Garage

Up and over door.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	