



**35 St Gilberts Road, BOURNE, Lincolnshire PE10 9XD**

**£275,000**



**\*\*\*EXTENDED DETACHED PROPERTY\*\*\*** Rosedale are pleased to offer to the market this lovely well maintained property, located within walking distance to the bus station, Bourne town center and Sainsburys. The current owner has extended this property to the front to give three generous size bedrooms and a larger entrance hall to include a cloakroom. There is also a kitchen breakfast, lounge, conservatory, and family bathroom. Outside there is an oversize garage and a carport with gravel driveway to the front for a number of vehicles. To the rear there is a well maintained West facing rear garden. To fully appreciate this property viewings are highly recommended.

**ENTRANCE**

Half glazed door to front, UPVC window to side, tiled flooring, radiator, stairs to first floor and under stairs cupboard.

**CLOAKROOM**

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls, heated towel rail and UPVC window to front.

**KITCHEN/BREAKFAST**

12' 2" x 11' 0" (3.71m x 3.35m) (approx.) Fitted with a range of base and eye level units, enamel sink, integrated oven, hob, extractor fan, plumbing and space for washing machine and dishwasher, fridge freezer space, tiled flooring, part tiled walls and UPVC window to front.

**LOUNGE**

18' 8" x 12' 5" (5.69m x 3.78m) (approx.) UPVC French doors to garden and radiator.

**CONSERVATORY**

10' 7" x 8' 9" (3.23m x 2.67m) (approx.) UPVC construction, tiled flooring and French doors to garden.

**LANDING**

UPVC window to side, loft access and cupboard.

**BEDROOM ONE**

12' 5" x 11' 11" (3.78m x 3.63m) (approx.) UPVC window to rear and radiator.

**BEDROOM TWO**

12' 5" x 10' 11" (3.78m x 3.33m) (approx.) UPVC window to front and radiator.

**BEDROOM THREE**

13' 5" x 7' 11" (4.09m x 2.41m) (approx.) UPVC window to front and radiator.

**BATHROOM**

Refitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, fully tiled walls, radiator and UPVC windows to rear and side.

**OUTSIDE**

Gravel frontage

Rear- Carport, paved patio, laid to lawn, enclosed by fencing and shed.

**GARAGE**

Single garage, side access, up and over door and light and power.

**AGENTS NOTE**

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

