



# 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.

### rosedaleproperties.co.uk

# т: 01778 420011



#### **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 Rear- Carport, paved patio, laid to lawn, enclosed by fencing and UPVC window to front.

#### LOUNGE

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

#### **CONSERVATORY**

10' 7" x 8' 9" (3.23m x 2.67m) (approx.) UPVC construction, tiled The floorplan is for illustrative purposes only. Fixtures and fittings 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

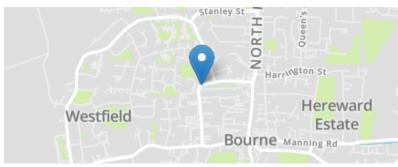
Gravel frontage

shed.

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

#### **AGENTS NOTE**

may not represent the current state of the property. Not to scale and is meant as a guide only.





fer or contract. Any measurements included are for guidance only and, as such, must fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neithe firmed or verified the legal title of the property. All prosp lves as to the correctness and ective purchasers must satisfy the such details provided by us. We accept no ng or future defects relating to any property. Any plans scale and are meant as a guide only

**12 North Street** Bourne, PE10 9AB т: 01778 420011