



**23 Gladstone Street, Bourne, Lincolnshire PE10 9AY**

**£210,000**



\*\*\*SEMI DETACHED PERIOD PROPERTY CLOSE TO BOURNE TOWN\*\*\* Rosedale are delighted to offer this well presented property only a 'hop, skip and a jump' away from Bourne town centre and all its amenities. The property has been extended to the rear which gives a light and airy feel to the kitchen and dining area and there is a bay fronted lounge to the front. Upstairs there are two double bedrooms with a four piece ensuite. Outside is a mature South facing garden with gated side access. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band B.

**ENTRANCE HALL**

Under stairs cupboard and stairs to first floor.

**LOUNGE**

12' 0" x 11' 10" (3.66m x 3.61m) (approx.) UPVC bay window to front, gas fire with brick surround and TV point.

**KITCHEN**

12' 0" x 11' 0" (3.66m x 3.35m) (approx.) Cottage style refitted with range of base, drawer and wall mounted units, belfast sink with mixer tap over, tiled splash back, space for range cooker, plumbing and space for washing machine, storage cupboards, UPVC window to rear.

**SITTING ROOM/BREAKFAST ROOM**

23' 0" x 7' 0" (7.01m x 2.13m) (approx.) Stable door to side, UPVC French doors to garden, radiator, log burner and exposed beams with vaulted ceiling.

**STAIRS TO FIRST FLOOR LANDING**

UPVC window to side.

**BEDROOM ONE**

12' 0" x 11' 10" (3.66m x 3.61m) (approx.) UPVC window to rear and storage cupboard.

**ENSUITE/BATHROOM**

Fitted with a four piece suite comprising free standing bath, wash hand basin, WC and shower cubicle, heated towel rail and UPVC window to rear.

**BEDROOM TWO**

12' 0" x 11' 10" (3.66m x 3.61m) (approx.) UPVC window to front, radiator, storage cupboard and feature fireplace.

**OUTSIDE**

There is a path to the side with gated access leading to a good size enclosed south facing rear garden, patio area, veg plot, flowers and shrubs.

**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.

