



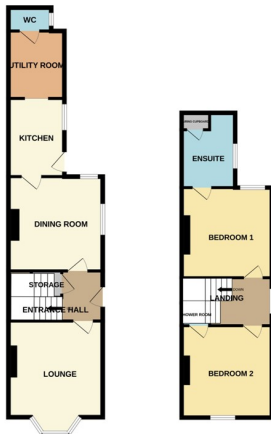
**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**18 Gladstone Street, Bourne, Lincolnshire PE10 9AX**

**£215,000**



**\*\*\*BEAUTIFULLY PRESENTED PERIOD PROPERTY WITH OFF-ROAD PARKING\*\*\*** Rosedale Property Agents are delighted to offer to the market this charming character property, ideally located within easy reach of Bourne town centre and local schools. This two double bedroom home boasts a wealth of original features, including quarry tiled flooring and a small cellar. The property also benefits from a generous rear garden with hardstanding, providing additional parking space — ideal for a caravan or motorhome. The ground floor accommodation comprises two traditional reception rooms, a galley kitchen, utility room, and cloakroom. Upstairs, there are two double bedrooms, an en-suite, and a separate shower room. Externally, the property offers a driveway providing off-road parking to the front, along with a well-maintained rear garden featuring a brick-built storage shed and gated vehicle access. To fully appreciate the character and space this property has to offer, viewings are highly recommended. EPC: Currently Unavailable Council Tax Band: B

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**T: 01778 420011**



## ENTRANCE HALL

Quarry tiled floor, storage cellar.

## LOUNGE

14' 3" into bay x 12' 0" (4.34m x 3.66m) (approx.) UPVC double glazed bay window to front aspect, wood burner, radiator.

## DINING ROOM

11' 11" x 11' 11" (3.63m x 3.63m) (approx.) UPVC double glazed window to side and rear aspect, Quarry tiled floor, radiator.

## KITCHEN

9' 10" x 7' 1" (3.00m x 2.16m) (approx.) Fitted with a range of base, drawer and wall mounted units, enamel sink with mixer tap over, black fitted worktops, integrated oven with gas hob, tiled floor, UPVC double glazed window to side aspect, stable doors to side.

## UTILITY ROOM

7' 3" x 8' 7" (2.21m x 2.62m) (approx.) Fitted with a range of base, drawer and wall mounted units, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, tiled floor, part tiled splash backs, space for fridge/freezer.

## CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin, half tiled, UPVC double glazed window to side aspect.

## LANDING

UPVC double glazed window to side aspect, radiator.

## BEDROOM ONE

12' 0" x 12' 0" (3.66m x 3.66m) (approx.) UPVC double glazed window to rear aspect, radiator.

## ENSUITE

Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin, low level WC, tiled floor, loft access, part tiled, cupboard housing boiler, heated towel rail, UPVC double glazed window to side aspect.

## BEDROOM TWO

12' 0" x 11' 11" (3.66m x 3.63m) (approx.) UPVC double glazed window to front aspect, radiator.

## SHOWER ROOM

Fitted with a two piece suite comprising shower cubicle with electric shower, wash hand basin, three quarters tiled.

## OUTSIDE

Front: Off road parking.

Rear: Laid to lawn with patio area, pergola, shed, enclosed by fencing and gated vehicle access.

## AGENTS NOTE

The floor plan 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.

