



9 St Gilberts Road, Bourne, Lincolnshire PE10 9XB

£325,000



DETACHED FAMILY HOME Rosedale are pleased to offer this detached home in a central location close to the bus station, Tesco express and within walking distance to Bourne town centre. The property is in need of some updating, and has loads of potential and would make a forever home. In brief the property comprises of entrance hall, cloakroom, kitchen/breakfast, lounge/diner, and sitting room down stairs. Upstairs there are five bedrooms and a family bathroom. Outside there is plenty of off road parking to a garage, and a mature established rear garden. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating C / Council Tax Band D.

ENTRANCE HALL

Composite door to front aspect, tiled flooring, radiator, stairs to first floor, tongue and groove ceiling and wall mounted gas boiler.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin. Tiled flooring, part tiled walls and heated towel rail.

LOUNGE / DINER

20' 3" x 17' 2" (6.17m x 5.23m) (approx.) UPVC double glazed window to rear aspect, UPVC double glazed French doors to garden, brick built feature fireplace, tongue and groove ceiling, two radiators and understairs cupboard.

KITCHEN / BREAKFAST ROOM

15' 5" x 11' 5" (4.70m x 3.48m) (approx.) Fitted with a range of wall and base units with work surfaces over, sink unit, integrated oven and hob with extractor fan over, plumbing for a washing machine, plumbing for a dishwasher, part tiled walls, tiled flooring, radiator, internal window to rear and UPVC double glazed window to front aspect.

SITTING ROOM

17' 0" x 10' 4" (max) (5.18m x 3.15m) Exposed brick walls, tongue and groove ceiling and walls, radiator and UPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Two UPVC double glazed windows to side aspect, airing cupboard and loft access.

BEDROOM 1

17' 0" x 13' 3" (5.18m x 4.04m) (approx.) UPVC double glazed window to front aspect, electric heater and coving to ceiling.

BEDROOM 2

10' 6" x 9' 7" (3.20m x 2.92m) (approx.) UPVC double glazed window to front aspect and radiator.

BEDROOM 3

11' 9" x 10' 10" (3.58m x 3.30m) (approx.) UPVC double glazed window to rear aspect and radiator.

BEDROOM 4

10' 11" x 7' 11" (3.33m x 2.41m) (approx.) UPVC double glazed window to rear aspect, cupboard and radiator.

BEDROOM 5

8' 11" x 8' 8" (2.72m x 2.64m) (approx.) UPVC double glazed window to rear aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and separate shower cubicle. Fully tiled, radiator, shaving point and UPVC double glazed window to side aspect.

OUTSIDE

The front of the property is mainly laid to lawn and gravel with mature plants and shrubs. There is also a concrete driveway providing off road parking leading to a single garage. The enclosed rear garden is mainly laid to lawn with a paved patio area, mature plants and shrubs and side gated access.

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.

