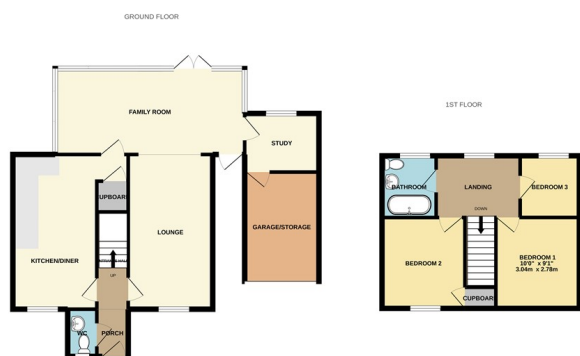




20 St Gilberts Road, Bourne, Lincolnshire PE10 9XB

£285,000



\*\*\*DETACHED FAMILY HOME\*\*\* Rosedale are pleased to offer this lovely well presented property within walking distance to Bourne town centre and local amenities. The property has plenty of off road parking leading to a garage and a spacious rear garden with double gated access to the side, ideal for caravan or campervan storage. Upstairs there are three bedrooms and a family bathroom. Downstairs there is a kitchen/breakfast room, dual aspect lounge with open aspect to family room, cloakroom and study. The rear garden is easterly facing and fully enclosed. To fully appreciate this property viewings are highly recommended. EPC Rating D / Council Tax Band C.



## ENTRANCE HALLWAY

Radiator.

## DOWNSTAIRS CLOAKROOM

Fitted with two piece suite comprising wash hand basin, low level WC with cupboards under, radiator, extensive tiling, UPVC double glazed window to front aspect.

## LOUNGE

16' 9" x 10' 5" (5.11m x 3.17m) (approx.) UPVC double glazed window to front aspect, wood burner, two radiators.

## KITCHEN/DINER

17' 0" x 9' 1" (5.18m x 2.77m) (approx.) Re-fitted with a range of base, drawer and wall mounted units, sink with mixer tap over, radiator, tiled floor, UPVC double glazed windows to front and rear aspects, under stairs storage cupboard.

## CONSERVATORY/FAMILY ROOM

20' 5" x 9' 3" (6.22m x 2.82m) (approx.) Fitted worktop to one side, space and plumbing for washing machine and dishwasher, UPVC double glazed windows, UPVC double glazed French doors to rear garden, UPVC double glazed door to front.

## STUDY

8' 0" x 6' 4" (2.44m x 1.93m) (approx.) UPVC double glazed window to rear aspect, door to garage.

## STAIRS TO FIRST FLOOR LANDING

Radiator, UPVC double glazed window to rear aspect, loft access.

## BEDROOM ONE

10' 6" x 10' 0" (3.20m x 3.05m) (approx.) UPVC double glazed window to front aspect, radiator, built-in wardrobe.

## BEDROOM TWO

10' 0" x 9' 4" (3.05m x 2.84m) (approx.) UPVC double glazed window to front aspect, radiator.

## BEDROOM THREE

7' 4" x 7' 1" (2.24m x 2.16m) (approx.) UPVC double glazed window to rear aspect, radiator.

## BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin, tiled floor, shaver point, fully tiled walls, UPVC double glazed window to rear aspect.

## OUTSIDE

The front is open plan with a drive to one side for parking for several vehicles leading to a part converted garage.

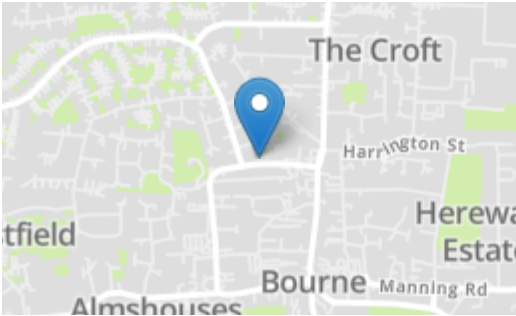
To the other side of the property there is a further driveway with parking with gated access to the rear garden where there is a further parking area. The rear garden is mainly laid to lawn with a paved patio area.

## SINGLE GARAGE

With electric roller door, the rear of the garage has been converted into a study.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

