



## 20 St Gilberts Road, Bourne, Lincolnshire PE10 9XB

£290,000





\*\*\*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.

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# 'Making your move easier'

#### 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.

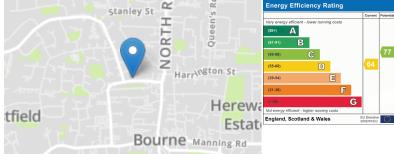
To the other side of the property there is a further driveway with parking with gated access to the rear garden where there is a further parking area. The rear garden is mainly laid to lawn with a paved patio area.

#### 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.





roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and ccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 12 North Street Bourne, PE10 9AB T: 01778 420011