



Gilpin Close, Bourne

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- NO ONWARD CHAIN
- Ideal First Home or Investment Property
- Immaculately Presented Three Bedroom Property
- Spacious Downstairs Accommodation
- Overlooking Open Green
- Off Road Parking and Single Garage
- Council Tax Band - B
- EPC Rating C
- Freehold

£210,000





NO ONWARD CHAIN Three-bedroom terrace home tucked away on a quiet estate of Bourne, close to local amenities and Bourne Grammar School. This lovely home boasts green space views to the front, a large living room, modern kitchen, family bathrooms with downstairs cloakroom, three well balanced bedrooms, enclosed rear garden and single garage with off road parking.

The property is arranged over two floors, entering via the entrance hall which offers great flow downstairs by connecting the cloakroom, living room, kitchen and a storage/pantry cupboard. The first door leads into the modern kitchen, to the rear is a bright and airy lounge/dining space overlooking the rear garden.

The first floor offers two well balanced double bedrooms, a further single bedroom and the family three-piece bathroom. Bedroom one enjoys its own built in wardrobes.

Outside to the front an inset footpath leads to the front door, the rear garden offers an extended patio and artificial lawn. This property offers off road parking plus the added benefit of a single garage.





Kitchen 2.86m x 2.42m (9'5" x 7'11")

Lounge/Diner 3.95m x 4.71m (13'0" x 15'6")

Bedroom One 2.53m x 3.4m (8'4" x 11'2")

Bedroom Two 2.52m x 2.79m (8'4" x 9'2")

Bedroom Three 2.1m x 2.41m (6'11" x 7'11")

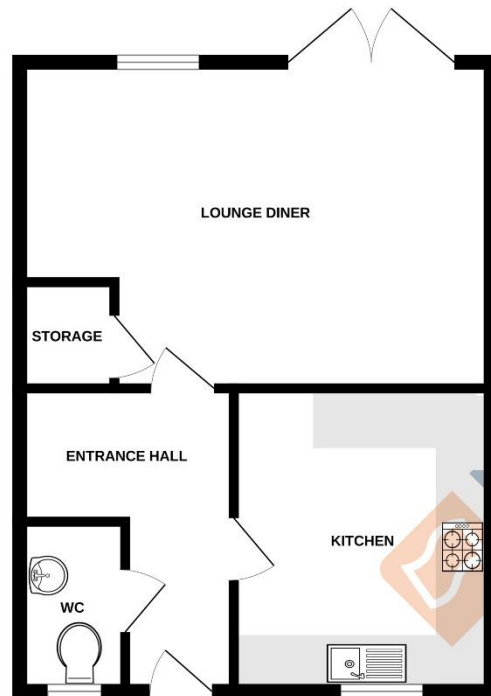


Family Bathroom 2.09m x 1.89m (6'11" x 6'2")

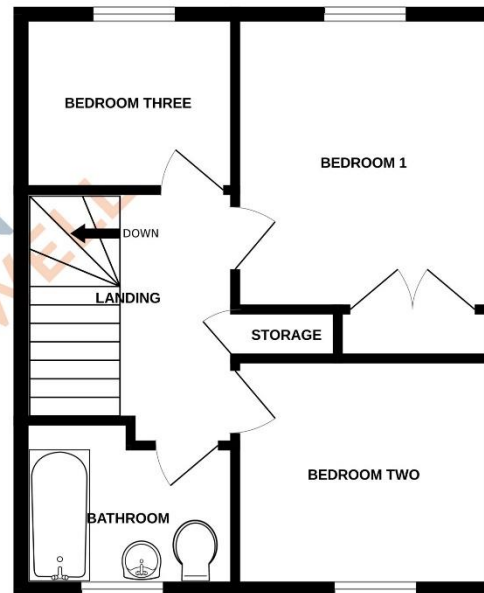




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 667sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.