



10 Gilpin Close, Bourne, PE10 0DF

 **NEWTON FALLOWELL**



Key Features

- NO ONWARD CHAIN
- Spacious Four Bedroom Family Home
- Prime Location Overlooking Open Green
- Open Plan Kitchen Diner
- Ample Off Road Parking and Car Port
- Recently Redecorated & New Carpets Throughout
- Council Tax Band - D
- EPC Rating C
- Freehold

£259,950





NO ONWARD CHAIN Situated in the heart of Bourne is this recently redecorated & new carpeted four-bedroom three storey family home. The property benefits from four generous bedrooms, a light and airy living room, large open plan kitchen diner, two bathrooms with downstairs cloakroom, off road parking with carport and a private rear garden.

The property is arranged over three floors, entering via entrance hall with stairs leading to the first floor and cloakroom/utility underneath. A doorway from the entrance hall leads into the spacious open plan kitchen diner, featuring an array of units, integrated appliances and tiled flooring, providing a great space to entertain friends and family.

To the first floor, the landing connects two double bedrooms and the large living room which is flooded with natural light thanks to the dual aspect, plus a lovely Juliet balcony overlooking the garden. Bedroom one on this floor also enjoys its own three piece en suite with walk in shower.

To the second and final floor, the landing connects two further double bedrooms both with built in wardrobes and the family three-piece bathroom.



Outside to the front a driveway offers off road parking and access to the double gates to the carport for further parking. An inset footpath leads to the front door accompanied by a lawned garden with shrubbery border. The rear garden is fully enclosed with a patio seating area and lawn with mature trees.



Open Plan Kitchen Diner 6.11m x 4.65m (20'0" x 15'4")

Downstairs WC/Utility Room 1.85m x 1.48m (6'1" x 4'11")

Lounge 2.75m x 6.27m (9'0" x 20'7")

Bedroom One 2.80m x 3.37m (9'2" x 11'1")

En-Suite Bathroom 2.15m x 2.13m (7'1" x 7'0")

Bedroom Two 3.07m x 4.20m (10'1" x 13'10")

Bedroom Three 2.39m x 3.70m (7'10" x 12'1")

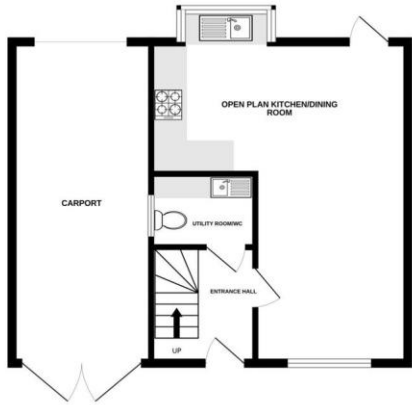
Bedroom Four 2.39m x 2.78m (7'10" x 9'1")

Family Bathroom 2.15m x 2.07m (7'1" x 6'10")





GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



2ND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.1 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		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

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.