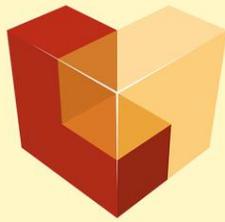


EST 1770



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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



11 Gilpin Close, Bourne, Lincolnshire PE10 0DB

£279,995 Freehold

- Mid Terraced Town House
- Accommodation Over Three Floors
- Utility/Cloak
- Refitted Living Kitchen
- Lounge with Juliette Style Balcony

MID TERRACED TOWN HOUSE IN POPULAR RESIDENTIAL LOCATION. This property is exceptionally well presented throughout and offers spacious accommodation. It is located on a very good size plot and has off road parking for at least four cars. Viewing is highly recommended to appreciate the size of accommodation and location.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Front door to Entrance Hallway: Under stairs storage space, radiator, plank wooden flooring, stairs to first floor.

UTILITY/CLOAK

4' 11" x 6' 0" (1.5m x 1.83m) Fitted wall mounted and floor standing cupboards with wooden effect worktops, inset porcelain sink with mixer tap, complimentary splash back tiling, space and plumbing under worktop for automatic washing machine and tumble dryer, low level WC with concealed flush, wooden plank flooring, radiator, wooden panelling to half walls dado rail, inset ceiling spot lights.

LIVING KITCHEN

19' 3" max x 15' 3" max (5.87m x 4.65m) To kitchen area: Refitted wall mounted and floor standing cupboards including deep pan drawers, complimentary worktops and splash back tiling, inset polycarbonate one and a quarter bowl sink and drainer with mixer



tap, five ring gas hob with extractor canopy over, integrated fridge and freezer, eye level double electric oven, integrated dish washer, orangery style window overlooking rear garden. Part glazed door to outside, plank wooden flooring, radiator, to family area further matching tall storage cupboard, window to front.

FIRST FLOOR

LANDING

Radiator, stairs to second floor.

LOUNGE

9' 11" x 19' 5" (3.02m x 5.92m) French doors opening to Juliette style balcony, electric fire with cream surround polished stone back plate and hearth, wooden panelling, TV Point, two radiators.

BEDROOM 1

9' 2" x 11' 10" (2.79m x 3.61m) TV point, radiator, window to rear. Open through to Dressing Room/Bedroom Four.

BEDROOM 4

7' 3" x 9' 1" (2.21m x 2.77m) Currently used as a dressing room. This could easily be converted back to a fourth bedroom by putting back a wall. The original door opening to the landing has been left in situ. Radiator, window to front.

ENSUITE

Double width shower cubicle, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, ceramic floor tiles, radiator, extractor fan, inset ceiling spot lights.

SECOND FLOOR

LANDING

Airing cupboard housing gas central heating boiler.

BEDROOM 3

10' 0" x 12' 0" (3.05m x 3.66m) Built in wardrobe, TV point, radiator, window to front.

BEDROOM 4

7' 10" x 12' 0" (2.39m x 3.66m) Built in wardrobe, TV point, radiator, window to front.

FAMILY BATHROOM

Panelled bath with mixer shower attachment, low level WC with concealed flush, wash hand basin with mixer tap and vanity unit, complimentary splash back tiling, ceramic floor tiles, extractor fan, radiator.

EXTERNALLY

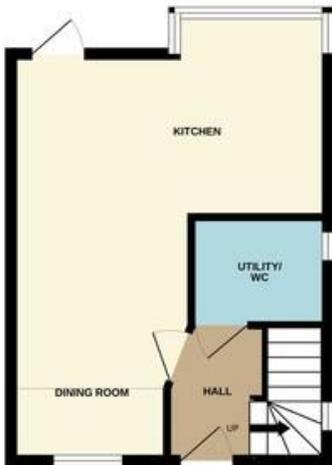
GARDEN

The front of this town house is open plan. There is a very good size driveway which is much larger than similar properties on this estate and has space to park four cars. Double opening doors lead to the carport/garage which opens at the other end to the rear garden. The rear garden is mostly laid to lawn with shrub borders.

AGENTS NOTE

This property has many additional features which similar properties on the same estate do not benefit from. It has a good size plot and parking for several cars. At the front there is a lovely aspect overlooking a green area. The kitchen and utility/boak have been upgraded and the house throughout is exceptionally well presented. Overall this property should be viewed at the earliest opportunity to appreciate everything it has to offer.

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17522

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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