

11 Gilpin Close, Bourne, PE10 0DF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		72	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

An immaculately presented and greatly improved four-bedroom townhouse, set in a desirable position overlooking a pleasant green area to the front. The property offers spacious and versatile accommodation arranged over three floors and has been finished to a high standard throughout, making it an ideal modern family home.

The ground floor features a stunning contemporary kitchen diner, thoughtfully designed with ample space for both cooking and entertaining, alongside practical storage and a sociable layout. To the first floor, there is a bright and spacious dual-aspect sitting room with a Juliet balcony overlooking the green, creating an attractive and light-filled living space. The principal bedroom is also located on this level and benefits from a stylish en-suite shower room.

Across the upper floors are three further well-proportioned bedrooms and additional bathroom facilities, providing excellent flexibility for family life, guests, or home working.

Externally, the property enjoys a landscaped rear garden featuring a combination of patio and lawn, ideal for outdoor dining and relaxation. To the front, there is a car port and additional off-street parking.

Conveniently located with easy access to Bourne town centre, local schooling, and a range of amenities, this impressive home is offered in excellent condition throughout. Viewing is highly recommended.

Guide Price £275,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Set overlooking a green area
- Immaculately presented
- Spacious sitting room with Juliet balcony
- Ample off street parking & car port
- Council Tax Band - D

- Three/four bedrooms
- Stylish kitchen diner
- Principal Bedroom with en-suite and dressing room
- Landscaped patio & lawn garden
- EPC - C



ACCOMMODATION:

Entrance Hall

Open Plan Kitchen Diner
5.84m max 4.65m max (19'2 max 15'3 max)

Utility/Cloakroom
1.83m x 1.50m (6' x 4'11)

Landing

Sitting
5.92m x 3.00m (19'5 x 9'10)

Principal Bedroom
3.63m x 2.79m (11'11 x 9'2)

Dressing Area
2.77m x 2.18m (9'1 x 7'2)

En-suite

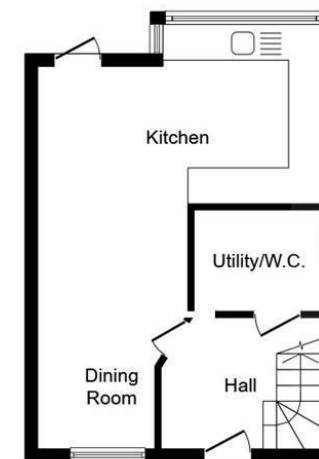
Landing

Bedroom Two
3.66m x 3.05m (12' x 10')

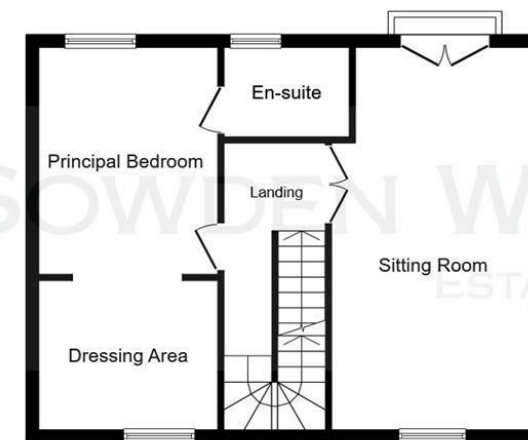
Bedroom Three
3.66m x 2.39m (12' x 7'10)

Family Bathroom

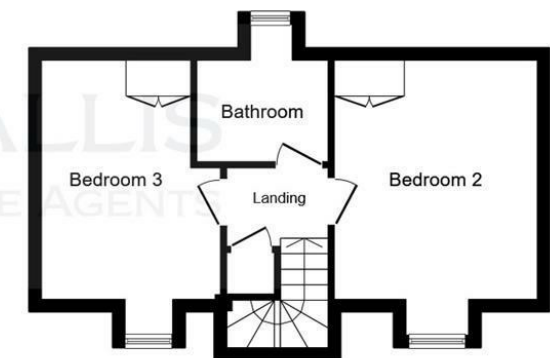
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io