

Rosedale

11 ST. GILBERTS CLOSE, POINTON, SLEAFORD, NG34 0NG



£235,000

- DETACHED BUNGALOW
- NO ONWARD CHAIN
- THREE BEDROOMS
- CAR PORT AND SINGLE GARAGE
- IN NEED OF SOME UPDATING
- OVERSIZED REAR GARDEN
- CUL-DE-SAC LOCATION
- VILLAGE LOCATION NORTH OF BOURNE
- LOUNGE AND SEPARATE DINING ROOM
- EPC ENERGY RATING D AND COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this detached bungalow within the popular village of Pointon, Sleaford.

This delightful detached bungalow on St. Gilberts Close offers a perfect blend of comfort and convenience. Spanning an inviting 850 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms and useful storage cupboards. The family bathroom is original and would probably benefit from updating.

The property is very clean and tidy and presents extremely well, despite both the kitchen and bathroom being original.

There is a larger-than-average, enclosed rear garden, with driveway parking and a car port. The property is set back from the road, with a front lawned area.

Located within a cul-de-sac, this property not only offers a tranquil setting but also easy access to Bourne, local amenities and transport links.

This bungalow presents an excellent opportunity to create a warm and welcoming home.

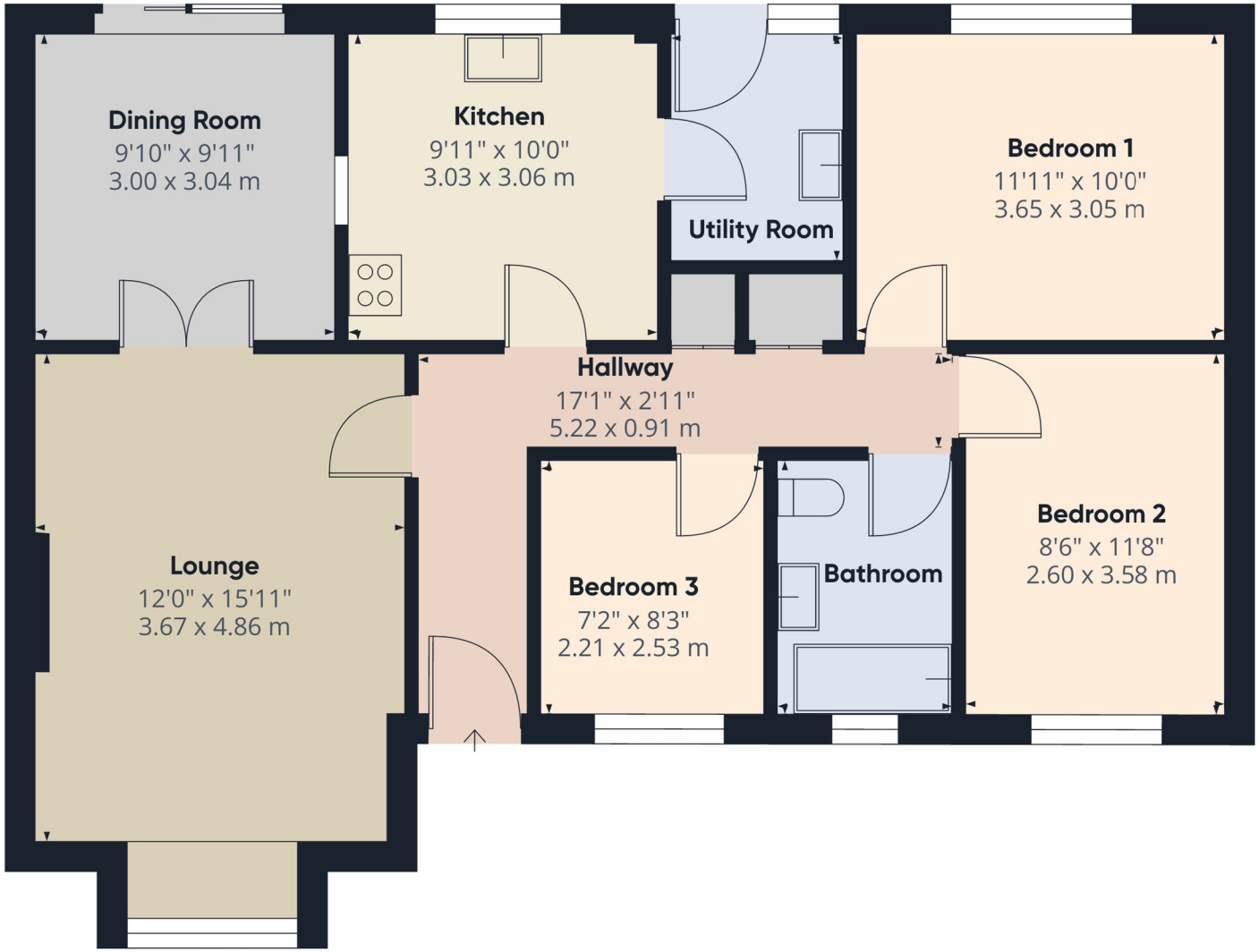
Do not miss the chance to make this charming bungalow your new home. Viewings are highly recommended.

3 Bedrooms 1 Bathroom 2 Reception

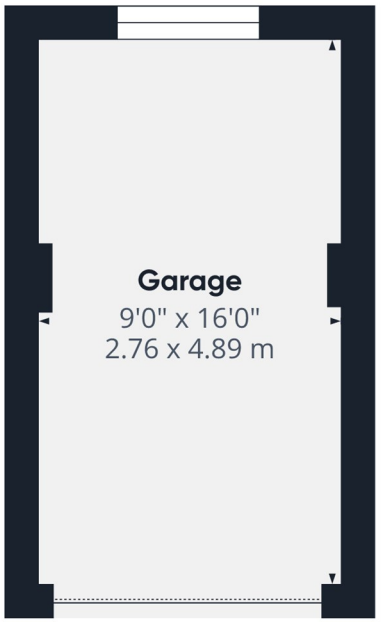








Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

924 ft²

86 m²

(1) Excluding balconies and terraces

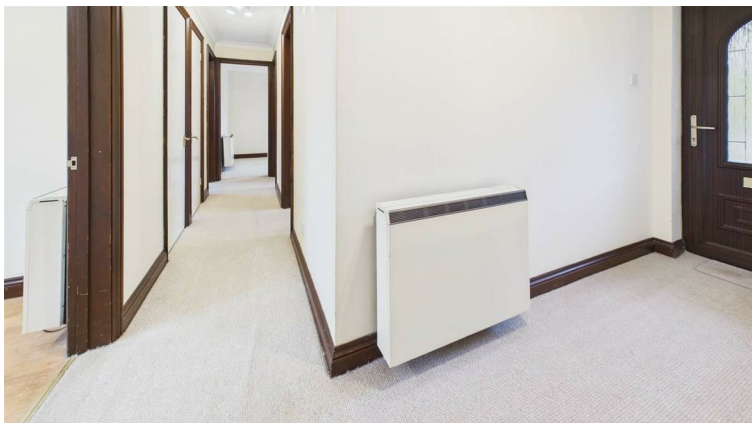
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







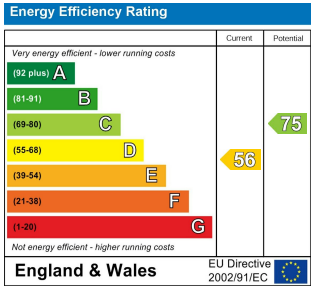


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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