



Gladstone Street,
Bourne, Lincolnshire, PE10 9AY

NEWTONFALLOWELL 

Gladstone Street,
Bourne, Lincolnshire, PE10 9AY
£260,000 Freehold

NO FORWARD CHAIN

Situated in the heart of Bourne sits this spacious two bedroom detached bungalow. The property boasts two double bedrooms, generous living room, separate dining room, fitted kitchen, a three-piece family bathroom and a quirk loft room. The property also benefits from its off-road parking, single garage and impressive SOUTH-FACING rear garden.

On entering the property, you are initially met by a storm porch, which leads you through into the main entrance hall. The first door on your right shows you into the main bedroom, with the second double bedroom found opposite. The next door along shows you into a three-piece family bathroom. As we head to the rear of the property, a generous living room is found next, containing double doors opening out into a separate dining room. To the left of the property is the fitted kitchen, enjoying a number of storage cupboards and a stunning view over the private rear garden.

Outside the front of the property, a concrete driveway provides off-road parking, with the side access leading you down to a useful single garage. The south-facing rear garden is extremely well-maintained, benefitting tremendously from not being over-looked.



Entrance Hall

Living Room

15'11 x 13'1 (4.85m x 3.99m)

Dining Room

13'2 x 9'9 (4.01m x 2.97m)

Kitchen

11'10 x 8'9 (3.61m x 2.67m)

Bedroom One

13'4 x 9'11 (4.06m x 3.02m)

Bedroom Two

10'3 x 9'11 (3.12m x 3.02m)

Bathroom

6'11 x 6'2 (2.11m x 1.88m)

Loft Room

13'6 x 11'3 (4.11m x 3.43m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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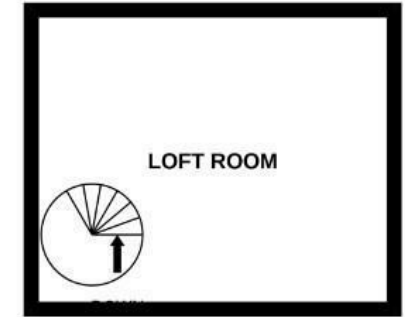
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GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.

1ST FLOOR
164 sq.ft. (15.2 sq.m.) approx.



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Sales & Lettings

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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