BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



# 11 Gilpin Close, Bourne, PE10 0DB

## £279,995 Freehold

Mid Terraced Town House

 Accommodation Over Three Floors

Utility/Cloak

Refitted Living Kitchen

• Lounge with Juliette Style

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.

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## **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 a rea: 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 over looing 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"  $\times$  9' 1" (2.21m  $\times$  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 cubide, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, cera mic floor tiles, radia tor, extractor fan, inset ceiling spotlights.

### **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, cera mic floor tiles, extractor fan, radia tor.

#### **EXTERNALLY**

## GARDEN

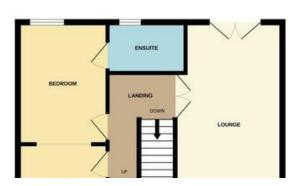
The front of this town house is open plan. There is a very good size driveway which is much larger than similar properties on this estate and has space to park four cars. Double opening doors lead to the carport/garage which opens at the other end to the rear garden.

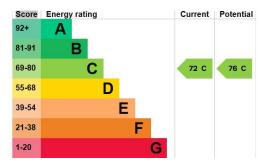
The rear garden is mostly laid to lawn with shrub borders.

GROUND FLOOR



1ST FLOOR





#### **TENURE** Freehold

#### **SERVICES** TBC

#### **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 a rranged by prior appointment. We make every effort to produce a ccurate 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.

## ADDRESS

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## CONTACT









