



15 The Gables, Bourne
£230,000

15 The Gables

Bourne

A beautifully presented and substantially updated three-bedroom home, offering well-proportioned accommodation arranged over three floors. The property has been redecorated throughout and benefits from new carpets and flooring throughout, creating a fresh, modern and move-in-ready home.

The ground floor provides a welcoming entrance hall, a convenient downstairs WC, a well-appointed kitchen/breakfast room, a spacious living room offering a sociable space for everyday family life and entertaining with patio doors to the private rear garden.

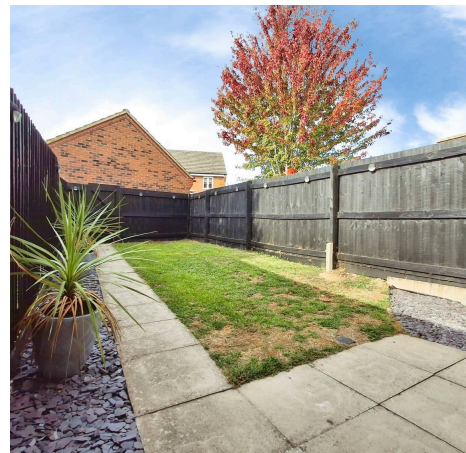
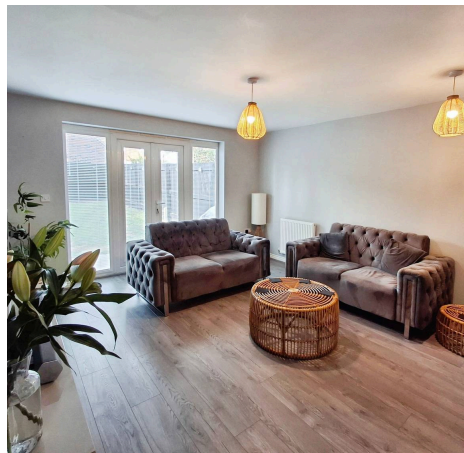
To the first floor are two good-sized bedrooms, together with a newly fitted family bathroom and a useful landing area. The second floor is dedicated to the principal bedroom, which enjoys excellent proportions and benefits from a separate dressing room and en-suite facilities, providing a private and comfortable principal suite.

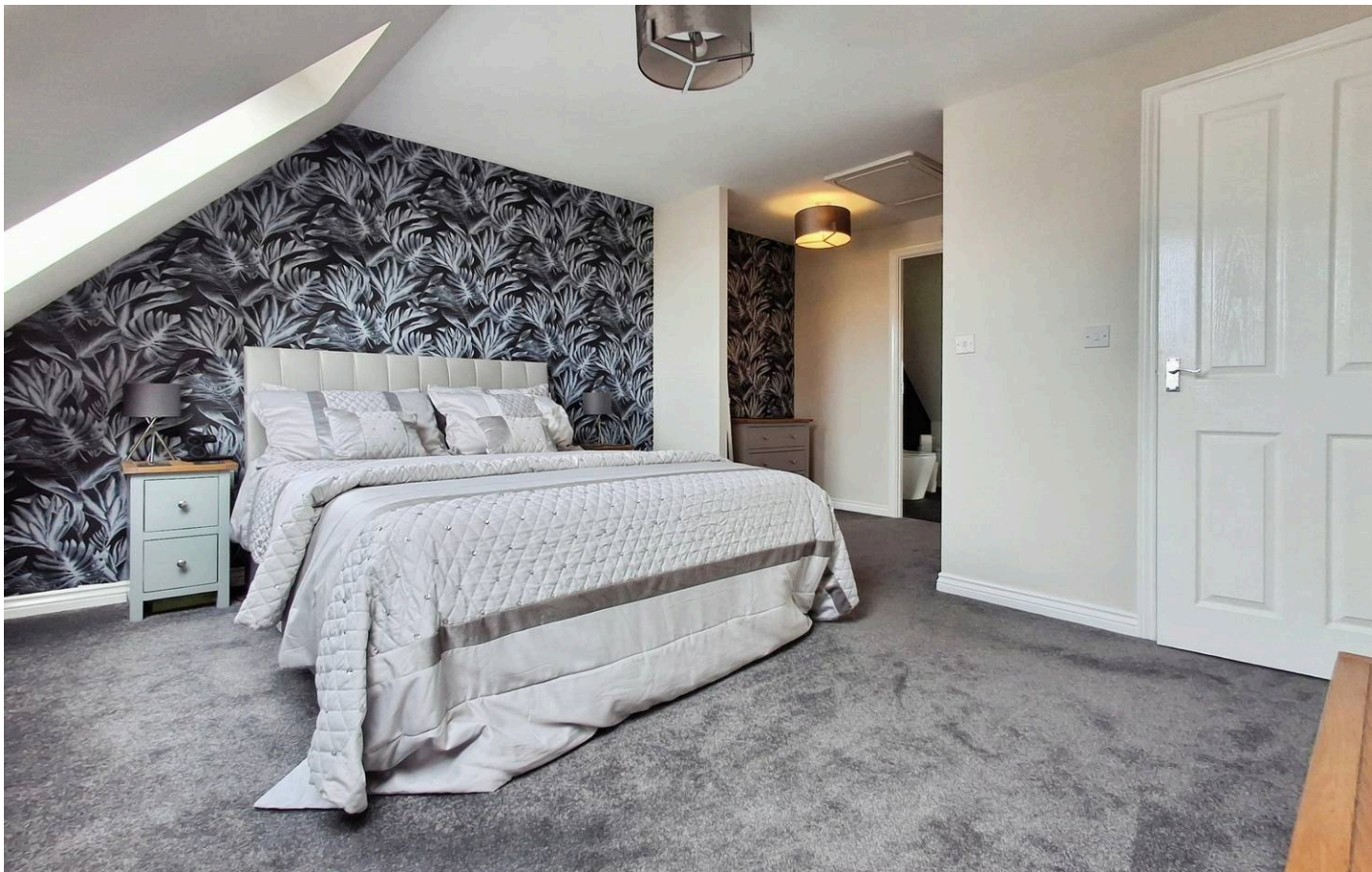
Outside, the property enjoys an easy-to-maintain, south-westerly facing private rear garden, featuring a paved patio area ideal for outdoor dining and entertaining, with the remainder predominantly laid to lawn. The south-westerly aspect provides a particularly pleasant outdoor space, benefiting from sunshine throughout much of the day. The property also benefits from a garage with driveway to the front of the garage.

Overall, this is an excellent opportunity to acquire a stylish and ready-to-move-into family home, combining generous accommodation, useful additional spaces and a low-maintenance rear garden in a desirable setting.

Council Tax band: C

Tenure: Freehold





Entrance Hall

15' 11" x 6' 6" (4.85m x 1.97m)

Kitchen Breakfast Room

15' 11" x 7' 11" (4.85m x 2.42m)

Living Room

14' 6" x 12' 11" (4.42m x 3.93m)

Downstairs Wc

4' 9" x 2' 10" (1.45m x 0.87m)

Landing

18' 1" x 6' 4" (5.52m x 1.94m)

Bedroom Two

12' 5" x 12' 11" (3.79m x 3.93m)

Bedroom Three

11' 0" x 6' 4" (3.36m x 1.92m)

Bathroom

6' 9" x 6' 4" (2.06m x 1.92m)

Landing

Principal Bedroom

12' 2" x 12' 11" (3.72m x 3.93m)

Dressing Room

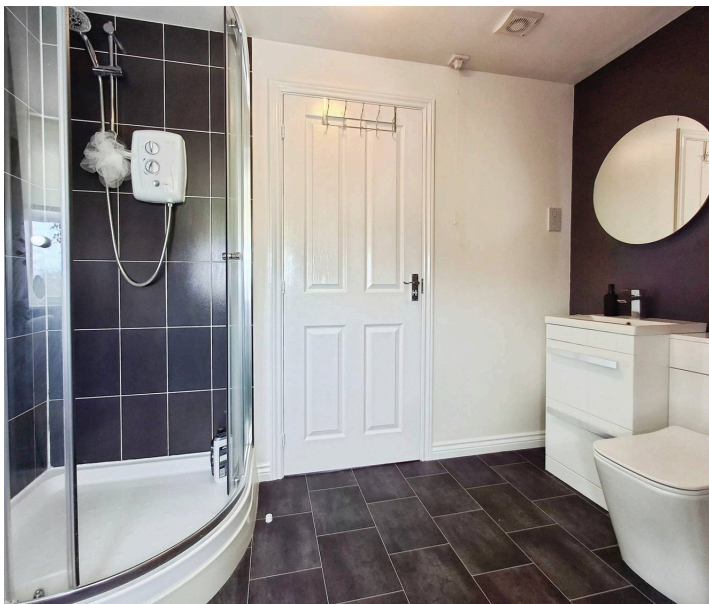
4' 11" x 9' 3" (1.50m x 2.83m)

En-suite

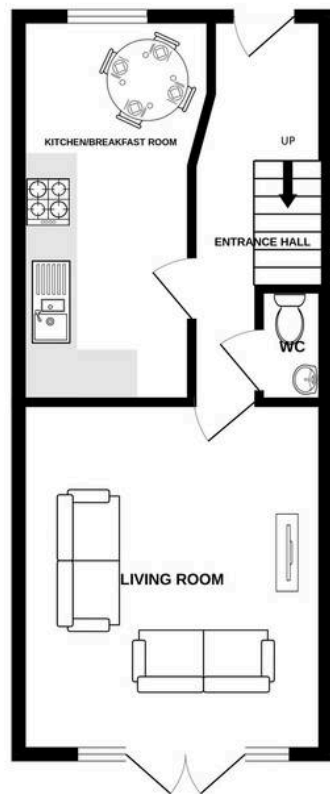
7' 9" x 9' 3" (2.36m x 2.83m)

Garage

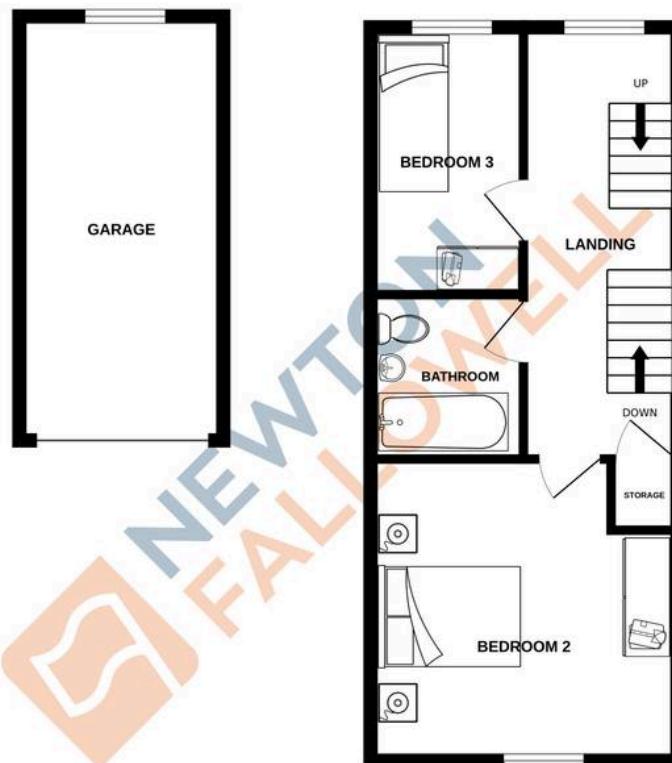
17' 6" x 8' 5" (5.33m x 2.56m)



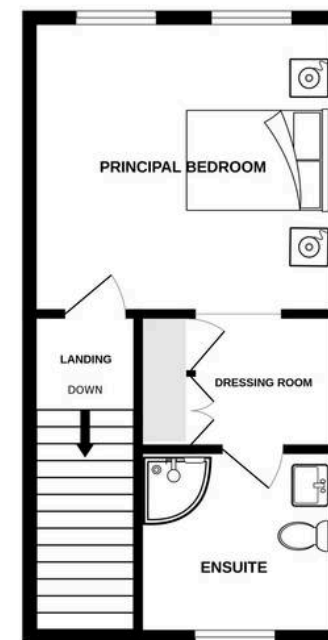
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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