



**54 Bourne Road, , Spalding
Lincolnshire PE11 1JW
Price £209,000 Freehold**

~ NO ONWARD CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer for sale this refurbished detached house, boasting two reception rooms, three bedrooms, and a well-appointed bathroom. This fantastic family home offers a comfortable and inviting living space for you and your loved ones.

As you step inside, you'll be greeted by an open plan bay fronted lounge that seamlessly flows into the adjacent dining room, creating the perfect setting for entertaining guests or simply relaxing with your family. The kitchen and utility room provide ample space for culinary adventures and household chores, making daily living a breeze.

With parking available for two vehicles, you'll never have to worry about finding a spot after a long day out. The convenience of being close to the town centre and all its amenities adds to the appeal of this lovely home, offering easy access to shops, restaurants, and more.

If you're in search of a detached family home that combines comfort, style, and convenience, look no further than this delightful property on Bourne Road.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the UPVC obscured double glazed front door, into the:

ENTRANCE PORCH :

7'1" x 2'11" (2.16m x 0.89m)

UPVC double glazed windows to the front and side, skimmed ceiling, oak effect laminate floor, door through to the:

ENTRANCE HALLWAY :

14'11" x 5'5" (4.55m x 1.65m)

Skimmed ceiling, point, radiator, cupboard housing the electric consumer unit and gas meter, understairs storage area, staircase leading to the first floor accommodation, central heating controls.

BAY FRONTED LOUNGE :

15'5" x 12'7" (4.70m x 3.84m)

UPVC double glazed bay window to the front, coved ceiling and a decorative ceiling rose, radiator, decorative fireplace with marble inserts and hearth, fitted carpet, square archway through to the:

DINING ROOM :

12'11" x 12'7" (3.94m x 3.84m)

Coved ceiling and a decorative ceiling rose, double radiator, oak effect laminate flooring, TV point, glazed door into:

KITCHEN :

18'3" x 5'7" (5.56m x 1.70m)

UPVC double glazed window to the side, coved and skimmed ceiling with inset spotlights, oak effect laminate flooring, double radiator, newly fitted base and eye level units with a work surfaces over, tiled splash-backs, space and point for an electric cooker, plumbing and space for a washing machine/dishwasher, glazed door leading into:

INNER LOBBY :

6'0" x 4'0" (1.83m x 1.22m)

UPVC double glazed door to the side, coved ceiling, double radiator, oak effect laminate flooring, door into:

REFITTED CLOAKROOM :

UPVC obscured double glazed window to the side, newly fitted low level W.C and vanity unit with a mixer tap over and storage cupboards beneath.

UTILITY ROOM :

UPVC double glazed window to the rear, skimmed and coved ceiling, laminate flooring, shower cubicle with a fitted thermostatic shower over.

FIRST FLOOR GALLERIED LANDING

9'1" x 5'4" (2.77m x 1.63m)

UPVC double glazed window to the side, coved ceiling, access to loft space, door into:

REFITTED FAMILY BATHROOM :

7'1" x 5'5" (2.16m x 1.65m)

UPVC obscured double glazed window to the rear, coved ceiling, radiator, low level W.C, pedestal washbasin with taps over, bath with thermostatic shower over, door into:

PRINCIPLE BEDROOM :

13'1" x 12'1" (3.99m x 3.68m)

UPVC double glazed window to the rear, coved ceiling, fitted cupboard housing the Worcester gas boiler, radiator.

BEDROOM TWO :

11'1" x 10'0" (3.38m x 3.05m)

UPVC double glazed window to the front, coved ceiling, radiator.

BEDROOM THREE :

9'3" x 7'5" (2.82m x 2.26m)

UPVC double glazed window to the front, coved ceiling, radiator.

EXTERIOR :

The front of the property has a low level brick wall with a gravelled driveway providing off-road parking. The side pedestrian access gate opens up to the rear garden. The rear garden is predominately laid to lawn with a wide range of mature shrub and tree borders and a patio seating area. There are fenced boundaries to both sides and to the rear elevations, with a hard standing ideal for a garage or workshop.

AMENITIES :

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The Cathedral City of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).

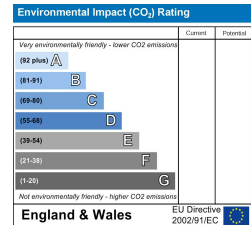
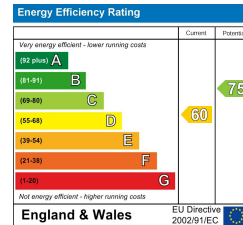
SERVICES :

Council Tax Band - C (subject to change)

Energy Efficiency Rating - D

Gas Central Heating

Mains Water



Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
Saturday: 9am to 4pm
Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
Saturday: 9am to 2pm
Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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