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215 Bourne Road, Spalding PE11 3LW

£260,000

BELVOIR!



Key Features

- > DETACHED BUNGALOW
- > TWO BEDROOMS
- > CONSERVATORY
- > GARAGE
- > GENEROUS GARDENS
- > OPEN VIEWS TO REAR
- > Tenure: Freehold
- > EPC rating D



We are pleased to offer for sale this well presented detached bungalow, situated in a non-estate location with a generous plot, which benefits from open views to the rear. The accommodation in brief comprises of, entrance porch, entrance hall, kitchen/breakfast, lounge, conservatory, shower room. A loft room accessed via a loft ladder (with potential for conversion). Externally the property has ample off road parking, attached garage, front, side and extensive rear garden.



ENTRANCE PORCH

6'1" x 4'6" (1.9m x 1.4m)

UPVC double glazed door, UPVC double glazed construction with UPVC double glazed door to:

ENTRANCE HALL

Radiator, access to loft room.

LOFT ROOM

14'11" x 10'0" (4.5m x 3m)

Accessed by loft ladder, UPVC double glazed window to the side elevation, radiator, boiler providing domestic hot water and radiator heating. Currently being used for storage however in the agent's opinion there is potential for conversion.

LOUNGE

17'11" x 10'5" (5.5m x 3.2m)

UPVC double glazed window to the front elevation, radiator, fitted wood burner, sliding patio doors to the:

CONSERVATORY

21'3" x 9'0" (6.5m x 2.7m)

UPVC in construction on a low brick base, windows to the rear and side elevations, French doors to the rear elevation, tiled floor.

KITCHEN/BREAKFAST

10'9" x 10'8" (3.3m x 3.3m)

UPVC double glazed window and door to the conservatory, range of fitted base and wall units, stainless steel sink unit with mixer taps over, cooker point, feature hood over, space for washing machine and refrigerator, tiled flooring, radiator.

BEDROOM 1

14'2" x 11'10" (4.3m x 3.6m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 2

12'2" x 9'0" (3.7m x 2.7m)

UPVC double glazed window to the rear elevation, radiator.





SHOWER ROOM

UPVC double glazed window to the side elevation, three piece suite comprising of WC, corner shower cubicle, wash hand basin with vanity unit, tiled flooring, part tiling to walls, radiator.

EXTERNALLY

FRONT: Generous front and side gardens mainly laid to lawn, recently installed resin style driveway leading to single garage.

REAR: Generous rear garden, extensive patio area, standing for sheds and greenhouse, open views to the rear.

GARAGE

22'3" x 8'5" (6.8m x 2.6m)

Up and over door, light and power connected, window to the side elevation, door to the rear elevation.


AGENTS NOTE

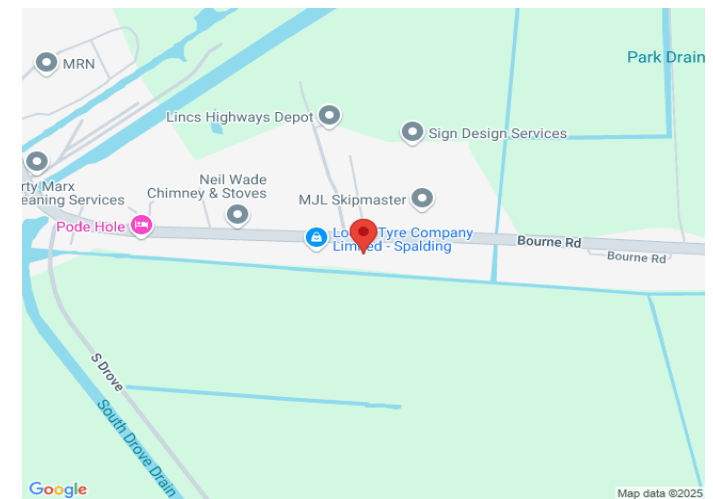
Drainage is via septic tank.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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