

property details **approval form**

153 Bourne Road, Spalding, Lincolnshire, England, PE11 3LJ

Date: 10 June 2024

Property Ref and Version: SDG111384 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£180,000

Tenure: Freehold

>> **key features**

- > TWO BEDROOM SEMI-DETACHED HOUSE
- > WELL-PRESENTED THROUGHOUT
- > WALKING DISTANCE TO TOWN CENTRE
- > ENCLOSED REAR GARDEN
- > OFF-ROAD PARKING
- > EPC Rating: Awaited

>> **short description**

VIEWING ESSENTIAL TWO BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF SPALDING TOWN CENTRE - OFFERING A WELL-PRESENTED INTERIOR, ENCLOSED REAR GARDEN AND AN EXTENSIVE DRIVEWAY OFFERING AMPLE OFF-ROAD PARKING.

>> **long description**

William H Brown are delighted to present to the market this semi-detached house, situated in a highly sought after residential location. The property offers convenient and easy access to the market town of Spalding and its amenities, schools and transport links.

The property is an ideal family home and briefly comprises of a lounge, dining room, kitchen, cloakroom, landing, two bedrooms and a family bathroom.

There is an ample amount of off road parking and an enclosed rear garden boasting field views.

Viewing is highly recommended!

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>> **directions**

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>> **room description**

Entrance Hall

Double glazed entrance door to the side aspect leads into the property.

Staircase leading to the first floor accomodation.

Lounge

9' 11" x 11' 11" (3.02m x 3.63m)

Carpeted flooring, radiator and TV point.

Double glazed window to the front aspect.

Dining Room

11' 7" x 12' (3.53m x 3.66m)

Carpeted flooring, radiator, storage cupboard

Double glazed windows to the side and rear aspects.

Kitchen

10' 6" x 6' 10" (3.20m x 2.08m)

Fitted kitchen compising of wall and base units with worksurfaces over, 1 1/2 sink/drainer, integral electric oven and microwave, electric hob and extractor fan, plumbing for washing machine, vinyl flooring, central heating boiler.

Double glazed window to the side aspect.

Landing

Carpeted flooring, loft access

Bedroom One

9' 10" x 11' 11" (3.00m x 3.63m)

Carpeted flooring, radiator, cupboard

Double glazed window to the front aspect.

Bedroom Two

8' 9" x 12' 4" (2.67m x 3.76m)

Carpeted flooring and radiator

Double glazed window to the rear aspect.

Rear Porch

Vinyl flooring, radiator, space for fridge/freezer and a downstairs WC.

Door to the side aspect.

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>> **room description**

Exterior

Extensive driveway offering off-road parking for multiple vehicles.

Rear Garden:

Generous laid to lawn garden offering field views to the rear.

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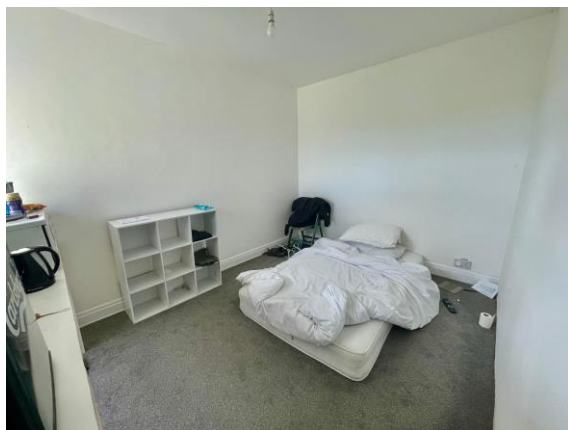
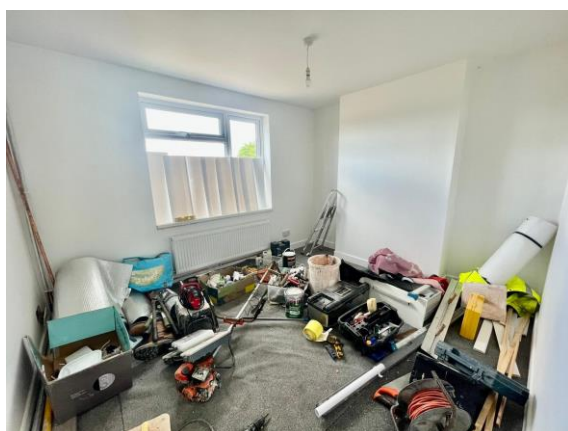
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>> property images



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>> **floor plan**

>> **approval**

	Signature	Date
Arthur Brown		
Mr K. Page		