



**Bourne Road, Spalding PE11 1JN**

**welcome to**

**Bourne Road, Spalding**

\*VIEWING ESSENTIAL\* THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF SPALDING TOWN CENTRE - OFFERING A WELL-PRESENTED INTERIOR, ENCLOSED REAR GARDEN AND A DRIVEWAY LEADING TO A SINGLE GARAGE OFFERING AMPLE OFF-ROAD PARKING.



### **Entrance Hall**

Double glazed entrance door to the front aspect.

Radiator, power sockets, ceiling light, staircase leading to the first floor accommodation

### **Lounge**

24' 8" x 12' 3" ( 7.52m x 3.73m )

Laminate flooring, spotlights, radiator, power sockets and TV point.

Double glazed patio doors to the rear aspect.

Double glazed window to the front aspect.

### **Kitchen**

11' 5" x 8' 4" ( 3.48m x 2.54m )

Fitted kitchen comprising of wall and base units with wooden worksurfaces over, sink/drain, gas oven with gas hob, plumbing for dishwasher, tiled flooring, power sockets, understair storage.

Double glazed windows to the rear aspect.

### **Dining Room/ Utility Room**

21' 5" x 7' 9" ( 6.53m x 2.36m )

Radiator, space for fridge/freezer and washing machine, ceiling light.

Double glazed windows to the side and rear aspects.

Door leading to: Rear Garden

Door leading to: Garage

### **Landing**

Ceiling light, loft hatch, carpeted flooring

Double glazed window to the side aspect.

### **Bedroom One**

11' 11" x 10' 11" ( 3.63m x 3.33m )

Radiator, power sockets, ceiling light, carpeted flooring

Double glazed window to the front aspect.

### **Bedroom Two**

11' 8" x 10' 11" ( 3.56m x 3.33m )

Radiator, power sockets, ceiling light, carpeted flooring

Double glazed window to the rear aspect.

### **Bedroom Three**

8' 11" x 7' 5" ( 2.72m x 2.26m )

Carpeted flooring, radiator, power sockets

Double glazed window to the front aspect.

### **Bathroom**

Three piece suite comprising of a bath with rainfall shower over and additional shower head, wash hand basin and WC. Fully tiled, heated towel rail, airing cupboard, extractor fan.

Double glazed window to the rear aspect.

### **Exterior**

Gravel driveway leading to a single garage providing ample off-road parking, gated access to the rear.

Rear Garden:

Attractive, enclosed laid to lawn rear garden comprising of a patio seating area, outside tap, gravel area to the side, wall lights, gated access to the front and rear aspect.

### **Single Garage**

Up and over door, power and lighting



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## Bourne Road, Spalding

- THREE BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS ACCOMMODATION THROUGHOUT
- WALKING DISTANCE TO TOWN CENTRE
- ENCLOSED REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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