



Bourne Road, Spalding PE11 1JW

welcome to

Bourne Road, Spalding

Three bedroom detached property within walking distance of town, AVAILABLE WITH NO CHAIN. Two open plan reception rooms & kitchen diner. FAMILY BATHROOM, DOWNSTAIRS SHOWER ROOM & SEPARATE WC. Off road parking to the front & a FULLY ENCLOSED REAR GARDEN with lawn & patio area. VIEWING IS ADVISED!!



Entrance Porch

having laminate flooring and doorway to:

Entrance Hall

with laminate flooring, stairs to first floor and door to:

Lounge

13' 11" into Bay x 12' 7" (4.24m into Bay x 3.84m)

having Bay window to front and open plan archway to:

Dining Room

13' x 12' 6" (3.96m x 3.81m)

laminate flooring and door to:

Breakfast Kitchen

18' max x 9' 6" max (5.49m max x 2.90m max)

having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Space for electric oven, fridge freezer and washing machine. Laminate flooring, door to rear garden, door to WC and door to:

Shower Room

5' 6" x 9' 2" (1.68m x 2.79m)

comprising of fitted double shower cubicle with thermostatic shower and extractor

Wc

6' x 3' (1.83m x 0.91m)

comprising two piece suite of WC and sink

Landing

having loft access and doors off to all first floor rooms

Bedroom 1

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

built-in airing cupboard with wall mounted gas boiler

Bedroom 2

11' x 9' 2" (3.35m x 2.79m)

Bedroom 3

7' 6" x 9' (2.29m x 2.74m)

Bathroom

7' 2" x 5' 4" (2.18m x 1.63m)

comprising three piece suite of WC, pedestal sink and bath with shower over

Outside

to the front of the property there is a gravel driveway providing off road parking and a pathway to the left hand side with gated access to the rear. Fully enclosed by timber fencing, the garden features a central lawn with borders to the side having mature shrubs and fruit trees. There is also a patio area and concrete seating area to the rear



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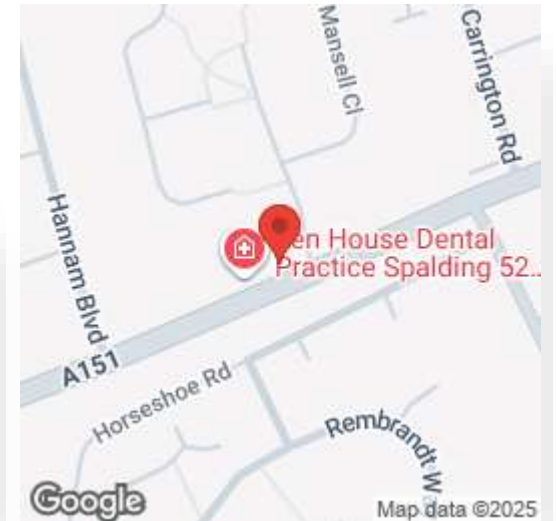
welcome to

Bourne Road, Spalding

- THREE BEDROOM DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- TWO RECEPTION ROOMS & BREAKFAST KITCHEN
- FAMILY BATHROOM, DOWNSTAIRS SHOWER ROOM & SEPARATE WC
- OFF ROAD PARKING TO THE FRONT
- FULLY ENCLOSED & SPACIOUS REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£179.995



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112934 - 0003

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