



269 BOURNE ROAD SPALDING, PE11 3LW

£150,000
FREEHOLD

Welcome to this charming end terrace house located on Bourne Road in the picturesque village of Pode Hole, Spalding. This property boasts a cosy reception room, three spacious bedrooms, and a well-maintained bathroom, offering ample space for a first-time buyer or a small family.

With 966 sq ft of living space, this house provides a comfortable environment for everyday living. The property also features parking space for up to three vehicles, ensuring convenience for you and your guests.

One of the standout features of this home is its potential for improvement, allowing you to add your personal touch and increase its value over time. Imagine the possibilities of creating your dream home in this lovely setting.



269 BOURNE ROAD

- Three Bedroom Family home
- Large bedrooms
- Open Field Views
- Single Garage
- Gas Central Heating
- UPVC double glazed windows
- Outbuilding could be used as an office/workspace
- In need of some modernisation
- Viewing is essential



Lounge

Good size family lounge, with UPVC Double Glazed window to front, fireplace, Storage cupboard to side.

Kitchen

Kitchen, with window to side, also window to rear overlooking the rear garden and conservatory. Having kitchen units around with space for cooker, and ample storage.

Conservatory

Three windows to side, window to rear, double door to large rear garden with open field views.

Bathroom

Three piece family bathroom, having bath, toilet and sink.

Bedroom 1

Window to front, Storage cupboard, door to:

Bedroom 2

Window to rear, door to:

Bedroom 3

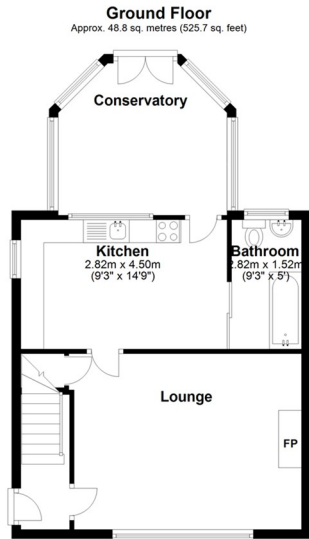
Window to rear, door to:

Exterior

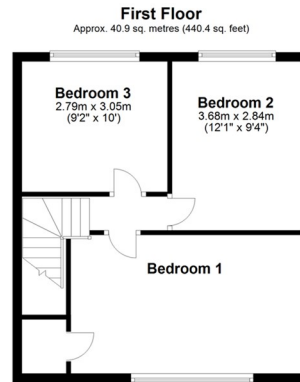
Large shared driveway leading onto the rear parking area and single garage. The garden is mainly laid to grass with open field views to the rear.

269 BOURNE ROAD





Total area: approx. 89.8 sq. metres (966.1 sq. feet)
269 bourne road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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