



## 267 BOURNE ROAD SPALDING, PE11 3LW

**£199,500**  
**FREEHOLD**

Welcome to this charming semi-detached house located on Bourne Road in the picturesque village of Pode Hole, Spalding. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy double bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

One of the highlights of this property is the modern kitchen, ideal for whipping up delicious meals to be enjoyed in the lovely dining area. The bi-fold doors not only bring in an abundance of natural light but also offer stunning views of the surrounding fields, creating a peaceful and serene atmosphere.

With a generous 1,450 sq ft of living space, this home has been extended to provide even more room for you to make your own. The large garage provides ample storage space or could be converted into a workshop or home gym to suit your needs.

# 267 BOURNE ROAD

- IMMACULATELY PRESENTED FAMILY HOME
- SUPURB REAR EXTENSION WITH BI-FOLD DOORS
- LARGE SINGLE GARAGE
- FIELD VIEWS TO REAR
- AMPLE OFF ROAD PARKING
- THREE DOUBLE BEDROOMS
- ENSUITE TO MASTER
- MODERN FAMILY BATHROOM
- TWO RECEPTION ROOMS
- CALL TODAY



## Entrance Hall

Step into a dream house, the entrance hall is located to the side elevation and has ample space for the family to kick off shoes and coats with textured ceiling with inset LED lighting, electric consumer unit, smoke alarm, double radiator, dado rail, staircase rising to first floor, door to:

## Lounge

The first of two reception rooms this room is perfect for getting a warm fire going in the winter and putting on netflix. UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, 2 wall lights, double radiator, TV point, telephone point, multi fuel fire, understairs storage, wooden glazed door into:

## Kitchen

Good size and well presented modern kitchen, with ample cooking surfaces this house would certainly pass the sunday roast test. UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, wood plank laminate flooring with lighting, recently fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, under cabinet lighting, integrated appliances including dishwasher, stainless steel gas hob with extractor hood over and stainless steel fan assisted electric oven, door into:

## Bathroom

Having LED lighting, extractor fan, tiled flooring, stainless steel heated towel rail, part tiled walls, well presented three piece

bathroom suite with, P shaped bath, sink and toilet. A large bathroom space perfect for the whole family.

## Sun Room

Wonderful extension to this house, making the most of the natural light using the velux windows to the ceiling and stunning bi-fold doors allowing seamless access to the enclosed rear garden, fitted LED lighting, dimmer switch control, double radiator, TV point, UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, 2 electric Velux windows, bi-fold doors to the rear elevation, wooden plank laminate flooring, storage cupboard off housing washing machine and tumble dryer, further storage cupboard off.

## Landing

Coved and textured ceiling, fitted LED lighting, central light, door to:

## Bedroom 1

UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, fitted wardrobes, TV point, door to:

## En-suite Shower Room

Textured ceiling, inset LED lighting, vinyl flooring, extractor fan, medicine cabinet, storage cupboard off housing a modern combi boiler system, fitted shower which is fully tiled and with extractor, toilet and sink basin.

## Storage

Door to:

## Bedroom 2

UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

## Bedroom 3

Textured ceiling, centre light point, access to loft space, UPVC double glazed window to the rear elevation, radiator.

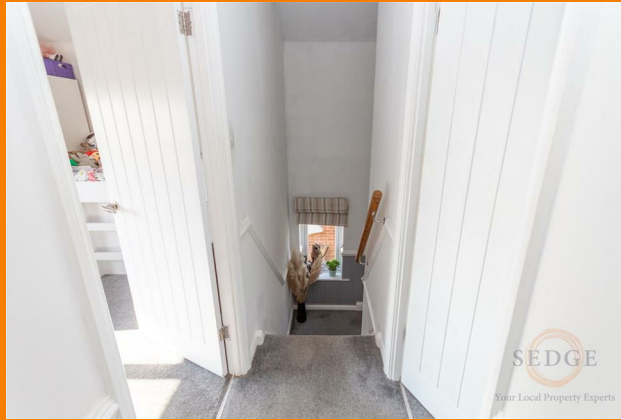
## Garage

Up and over door, glazed window to the side elevation, UPVC double glazed window to the side elevation, galvanised door to the side elevation, wooden access door to the rear elevation.

## Exterior

In the summer, the enclosed garden space is stunning, with open field views to the rear and with the extension allowing access in and out for the whole family. Shared driveway down to single garage, plus a large tarmac driveway allowing for ample off road parking for the whole family and friends, external lighting, cold water tap. Beautiful illuminated garden with raised patio area, flagstone patio area with raised shrub borders, the garden is mainly laid to lawn with raised shrub borders. Fenced boundaries to both sides and to the rear elevation.

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland Council

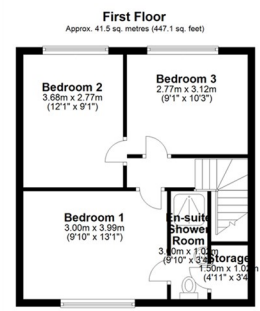
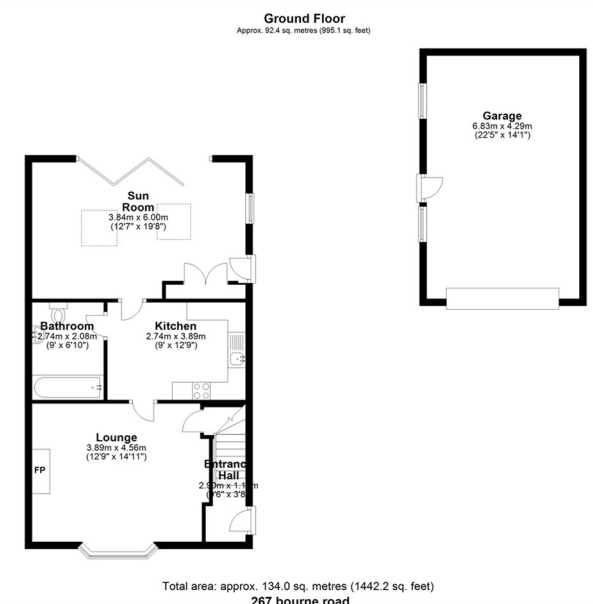
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 1450.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	84
<b>England &amp; Wales</b>		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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