



20a Spalding Road, Bourne, PE10 0AT

£519,000

Ark Property Centre are delighted to welcome to market this generously proportioned family home on the desirable Spalding Road in Bourne. Boasting four double bedrooms, two bathrooms plus cloakroom and four reception rooms this property offers fantastic levels of accommodation. Externally there is a generous driveway leading to double garage at the front and a large and private South facing rear garden with ample entertaining space.

Entrance Hall

Composite glazed entrance door to front. Coving to skimmed ceiling. Stairs to first floor. Opening to study and doors to utility room, lounge and kitchen dining room, radiator, wood flooring.

Study 7'4" x 7'3" (2.26m x 2.21m)

PVCu double glazed window, radiator.

Lounge 16'6" x 13'3" (5.03m x 4.06m)

PVCu double glazed windows to front and rear, coving to skimmed ceiling with recessed ceiling spotlights, radiator. Contemporary wall mounted electric fire. Opening to dining area.

Kitchen Dining Room 25'9" x 10'2" (7.85m x 3.12m)

Coving to skimmed ceiling with spot lighting, PVCu double glazed window to rear and French doors with glazed sidelights opening to conservatory. Fitted with a matching range of base and eye level units. Worktop space with ceramic sink and chrome mixer tap, four ring gas hob with splashback and stainless steel extractor hood over. Integrated dishwasher, water softener, space for American style fridge freezer. Opening to lounge.

Utility Room 8'9" x 5'1" (2.67m x 1.55m)

Glazed door opening to side, fitted base and eye level units, worktop space with sink and mixer tap over, radiator. Space and plumbing for washing machine and tumble dryer.

Conservatory 11'10" x 25'1" (3.63m x 7.66m)

Of brick and PVCu double glazed construction with glazed roof, tiled floor, doors opening to garden. Ideal as living or dining space.

Landing



PVCu double glazed windows to front and side, loft access. Doors to bedrooms and bathroom.

Bedroom One 16'6" x 11'1" max (5.05m x 3.40m max)



PVCu double glazed windows to front and rear, skimmed ceiling, radiator, twin built in wardrobes.

Bedroom Two 10'5" x 12'11" (3.20m x 3.94m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator. Door to ensuite shower room.

Ensuite



PVCu double glazed window to rear. Fitted with a three piece suite comprising glazed shower cubicle, close coupled toilet and pedestal wash hand basin.

Bedroom Three 18'11" x 8'0" (5.79m x 2.46m)



PVCu double glazed window to front, radiator, built in wardrobes.

Bedroom Four 18'11" x 8'0" (5.77m x 2.46m)



PVCu double glazed window to front, radiator, built in wardrobe.

Bathroom



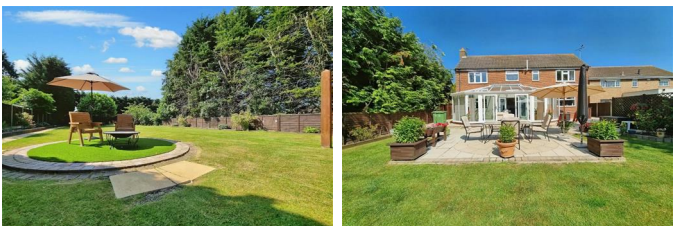
PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, extractor fan, tiled flooring and half tiled walls. Fitted with a four piece suite comprising glazed shower cubicle with sliding doors, double ended bath with chrome mixer tap over and hand held shower attachment, vanity unit with twin basins and illuminated vanity cabinets.

Outside

The property can be accessed off Spalding Road and enjoys a generous plot of approximately a third of an acre (subject to survey).

To the front of the property is a hardstanding driveway providing off road parking for multiple vehicles and leading to the double garage with twin up and over doors. There is a front lawn edged with a variety of bushes and shrubs.

The rear garden largely faces South and is enclosed by timber fence and mature hedging. There is a large patio seating area, ideal for entertaining and a further raised seating area.



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We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

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Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE10 0AT.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: E

OIL FIRED CENTRAL HEATING

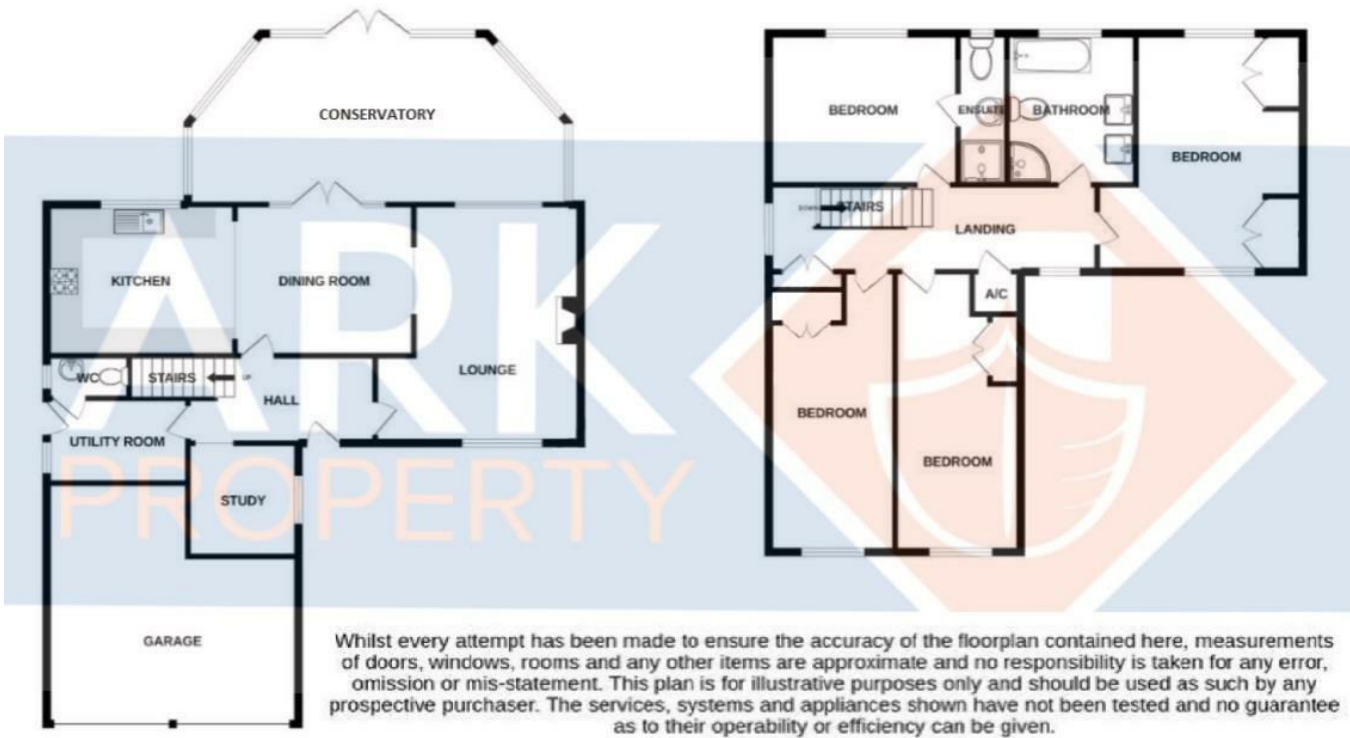
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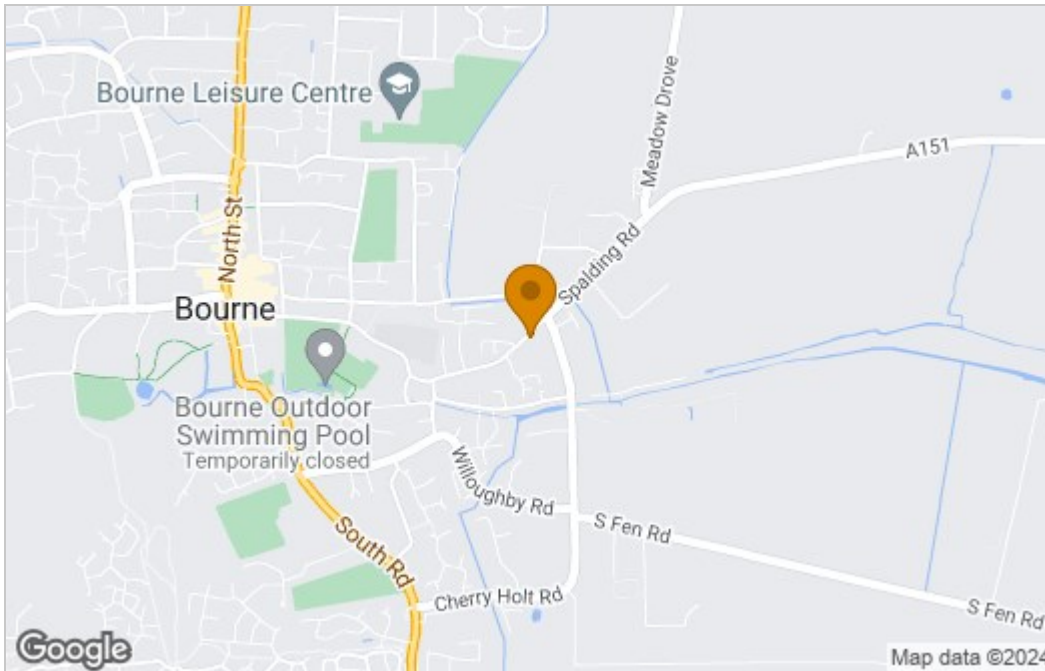
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If you are thinking about selling your property or

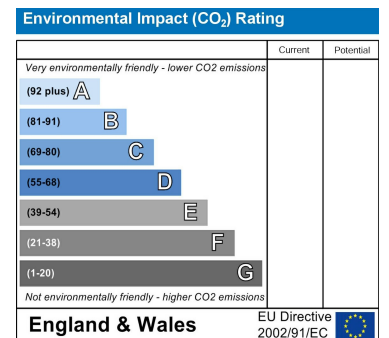
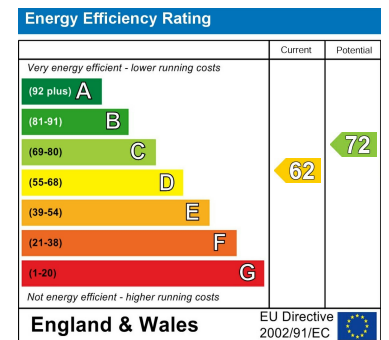
Floor Plan



Area Map



Energy Efficiency Graph



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