



94 Bourne Road, Spalding, PE11 1JR

£325,000

"Perfect for a growing family, this cherished property has been lovingly cared for by its current owners for three decades. With thoughtful alterations that optimise its space, and a beautifully landscaped wrap-around garden. Situated close to schools, amenities and town centre, this property really has everything. Book your viewing and see for yourself.

Entrance Hall



Upvc entrance door to front aspect with glazed side panels. Stairs to first floor landing. Radiator. Telephone point. Carpeted.

Open Plan Living Room Diner 26'11" x 12'2" (8.21 x 3.73)



Upvc window to front aspect. Upvc bay window to side aspect. Upvc sliding doors to rear garden. Radiators. Carpeted. Gas fireplace with surround. Wall lighting. Television point.

Living Room Area

Dining Room Area



Open Plan Kitchen Breakfast Room



Kitchen Area 11'5" x 8'6" (3.50 x 2.60)



Base and wall units with work surface over. Tiled flooring. Part tiled walls. Spot lighting. Integrated microwave and double oven. Plinth lighting.

Pantry
Shelving.

Breakfast Area 8'10" x 16'6" (2.71 x 5.04)



Upvc window to rear aspect. Upvc French doors to rear aspect. Skylight. Spot lighting. Tiled flooring. Base units with plinth lighting. Hob with extractor over. Stainless steel sink with drainer and mixer tap over. Wine Fridge. Integrated larder and dishwasher. Radiator.

Utility Room 5'11" x 7'5" (1.82 x 2.28)



Upvc door to side. Door to cloakroom. Tiled flooring. Base and wall units with work surface over. Part tiled walls. Space and plumbing for washing machine and tumble dryer. Stainless steel sink with drainer and mixer tap over.

Cloakroom



Upvc window to side aspect. Wash hand basin. Toilet. Tiled walls.

First Floor Landing



Carpeted.

Bedroom One 13'7" x 16'1" (4.16 x 4.92)



Two Upvc windows to front elevation. Carpeted. Radiators. Spot lighting. Fitted wardrobes.

En-Suite 2'10" x 8'0" (0.88 x 2.45)



Upvc window to side elevation. Toilet. Wash hand basin set in vanity unit with cupboard beneath. Heated towel rail. Tiled walls. Shower cubicle.

Bedroom Four 9'9" x 8'1" (2.99 x 2.48)



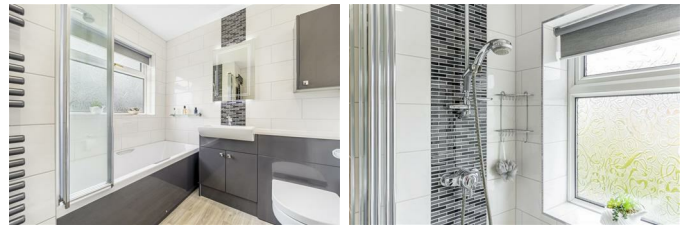
Upvc window to rear elevation. Wood effect laminate flooring. Radiator. Spot lighting.

Bedroom Two 14'1" x 10'8" (4.31 x 3.26)



Upvc window to front and side elevation. Wood effect laminate flooring. Radiator.

Bathroom 6'9" x 7'5" (2.06 x 2.28)



Upvc window to rear elevation. Panelled bath with shower over. Wash hand basin and toilet set in vanity with cupboard. Tiled walls. Wall cupboard.

Garage x 8'1" (x 2.48)

Up and over door. Power and lighting.

Front Garden



Spacious driveway offering plenty of off-road parking space. A lawn area with mature trees, shrubs, and hedges. Access to the rear garden through gated entry. Vehicular access to the single garage.

Bedroom Three 12'5" x 10'8" (3.80 x 3.26)



Upvc window to side elevation. Wood effect laminate flooring. Radiator. Spot lighting.

Rear Garden



The back garden is surrounded by well-established hedges, featuring a combination of lush lawn and paved spaces, ideal for seating and entertaining. It also boasts outdoor lighting.

Property Postcode

For location purposes the postcode of this property is: PE11 1JR

Verified Material Information

Tenure: Freehold
 Council tax band: C
 Annual charge: None
 Property construction: Brick built
 Electricity supply: Eon
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains Drainage
 Heating: Gas Central Heating
 Heating features: None
 Broadband: As stated by Ofcom,
 Mobile coverage: As stated by Ofcom,

Parking: Driveway and Single Garge
 Building safety issues: None
 Restrictions: None
 Public right of way: None
 Flood risk: Yes
 Coastal erosion risk: No
 Japanese Knotweed: No
 Planning permission: Unaware - Please check South Holland District Council.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: D

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

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.

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.

Ark Property Centre

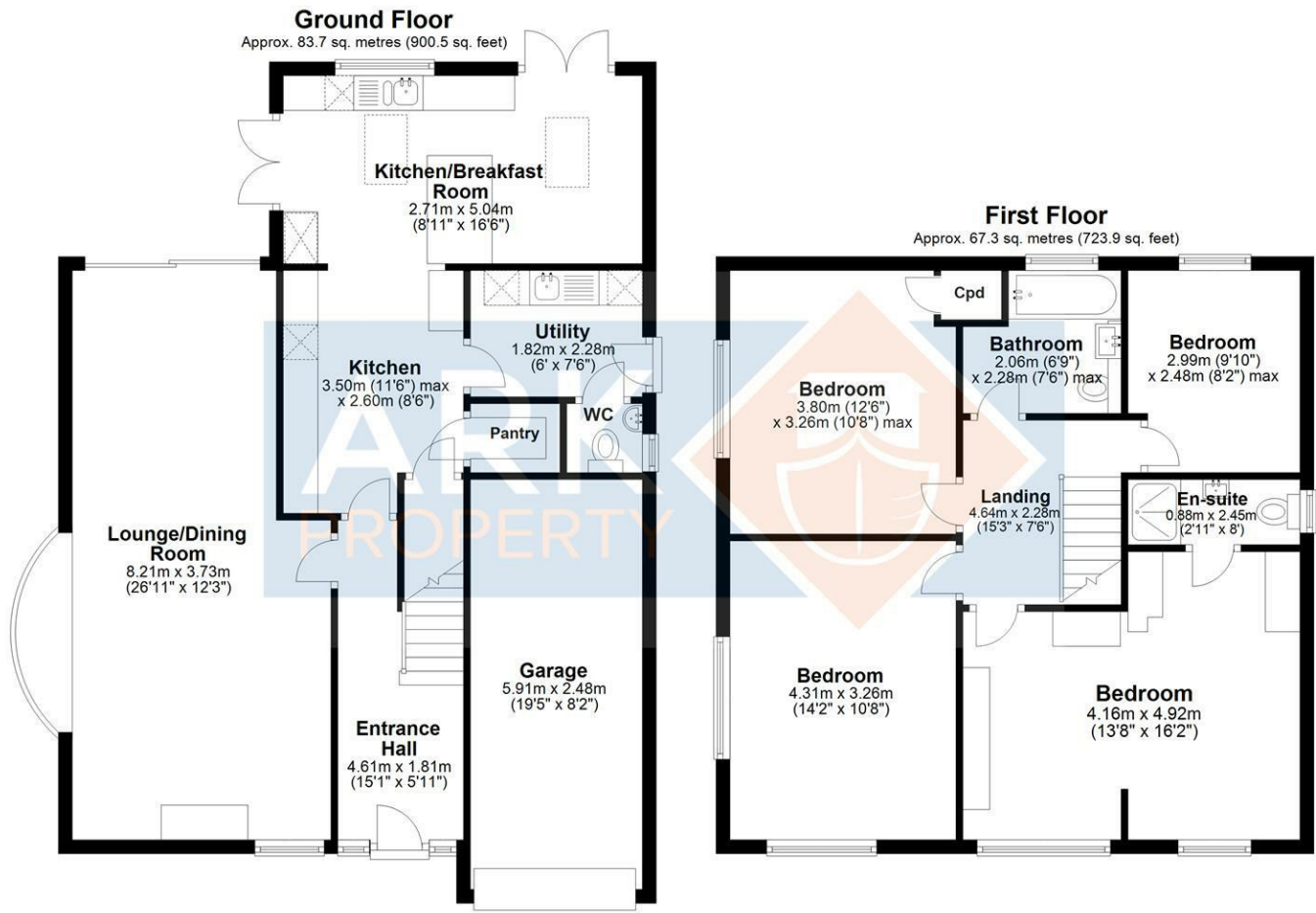
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

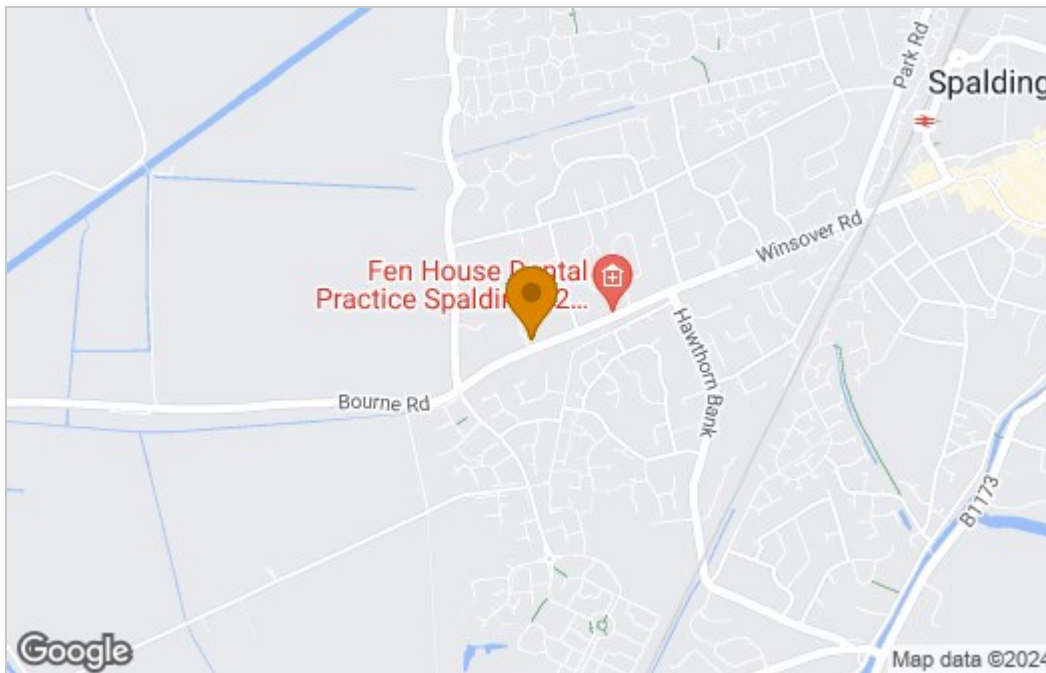
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Floor Plan

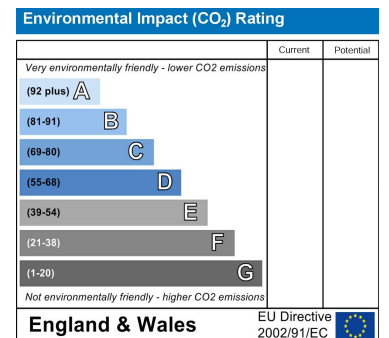
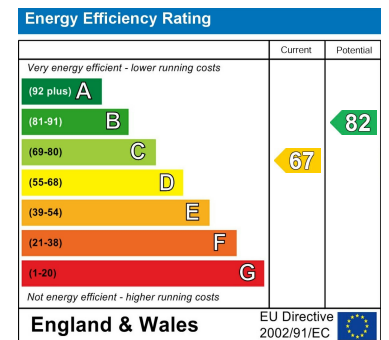


Total area: approx. 150.9 sq. metres (1624.4 sq. feet)

Area Map



Energy Efficiency Graph



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