



28 Bourne Road, Spalding, PE11 1JW

£145,000

- Situated in the desirable area of Spalding, close to local amenities and transport links.
- Older-style, end-of-terrace home with charming character.
- Two well-proportioned bedrooms offering comfortable living space.
- Presented in good order, ready to move straight in.
- Recently replaced modern kitchen with stylish finishes.
- Enclosed rear garden providing privacy and a tranquil retreat.
- Additional courtyard space, perfect for relaxing or entertaining.
- EPC Rating: D.
- Council Tax Band: A.
- Viewing Essential.

This delightful older-style end-of-terrace property is well presented and ready to move into. Boasting a recently replaced modern kitchen, the home blends classic charm with contemporary convenience. The enclosed rear garden offers a private retreat, while the additional courtyard provides extra outdoor space for relaxing or entertaining. Perfectly suited for first-time buyers, downsizers or for investors alike, this property is ideally located close to local amenities and transport links. Don't miss the opportunity to make this charming house your home!

Entrance Porch

UPVC door to front. Door into the lounge.

Lounge



PVC double glazed window to front. Coving to ceiling. Built in cupboard with electric consumer unit. Laminate flooring. TV point. Radiator. Inset gas fire.



Dining Room



PVC double glazed window to rear. Radiator. Coving to ceiling. Laminate flooring. Feature fireplace. Stairs to first floor. Wall mounted central heating controls.



Kitchen



PVC double glazed window and door to side .

Matching base and eye level units with worktop over and tiled splash backs. Composite sink with drainer and chrome mixer taps over. Tiled splash backs. Space for freestanding cooker. Stainless steel extractor hood. Space for fridge. Space for washing machine. Space for slimline dishwasher. Tiled flooring. Opening to:



Utility Area



Radiator. Tiled flooring. Fitted base units with worktops over. Door to:

WC



PVC double glazed window to side. Chrome wall mounted heated towel rail. Closed coupled WC with push button flush. Pedestal wash hand basin with chrome mixer tap over. Tiled floor.

First Floor Landing



Loft access. Radiator. Carpeted. Built in airing cupboard with wall mounted Worcester mains gas combination boiler. Doors to bedrooms and bathroom.

Bedroom 1



PVC double glazed window to front. Radiator. Coved ceiling.

Bedroom 2



PVC glazed window to rear. Radiator. Coving to ceiling.

Bathroom



PVC double glazed windows to side and rear. Panel bath with chrome mixer taps over and telephone style shower attachment. Pedestal wash hand basin with chrome taps. Closed coupled WC. Full height tiled walls. Radiator. Laminate flooring. Glazed shower cubicle with electric shower.

Outside



Front: There is off road parking to the front of the property for one vehicle and a side passage leading to the rear courtyard which is enclosed by brick wall with gated access to the rear garden.
Rear: Enclosed by timber fencing. Landscaped to include hardstanding patio seating area. Lawn area with further timber decking. Planted borders well stocked with plants and shrubs. Timber storage shed with light connected. External lighting available. Cold water tap.



Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick Built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard,

Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Space for one car on the gravel in front of the property.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D63

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

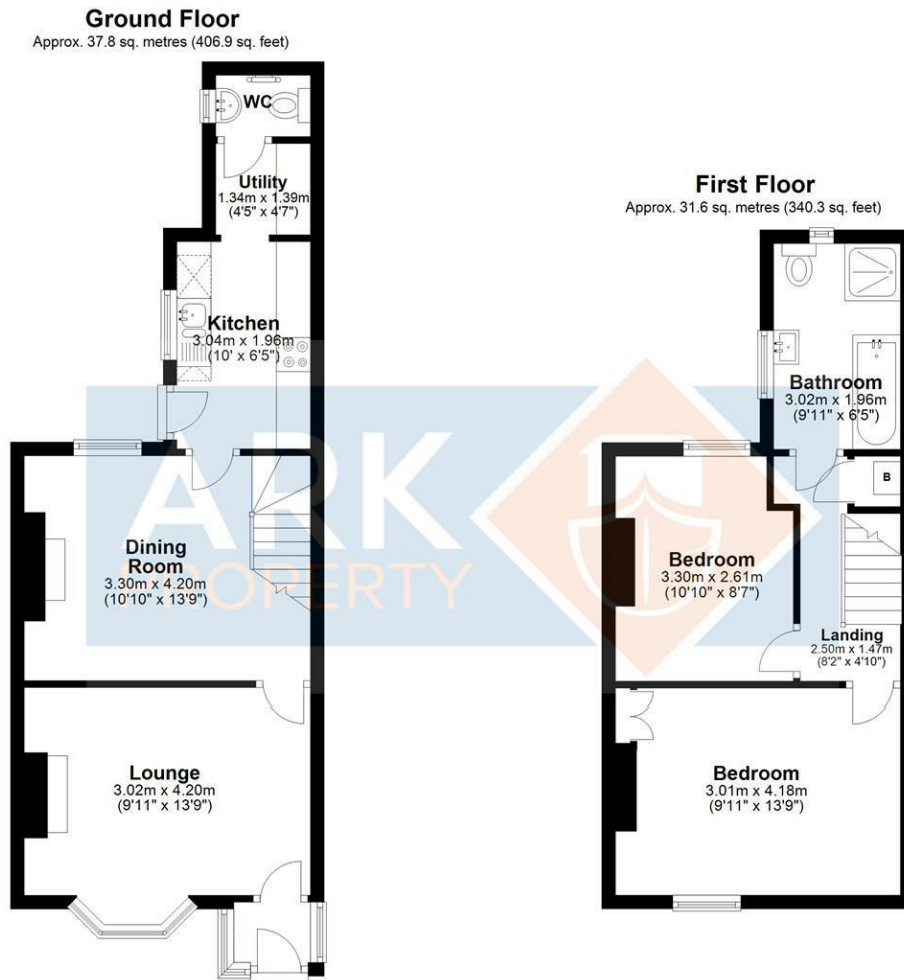
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

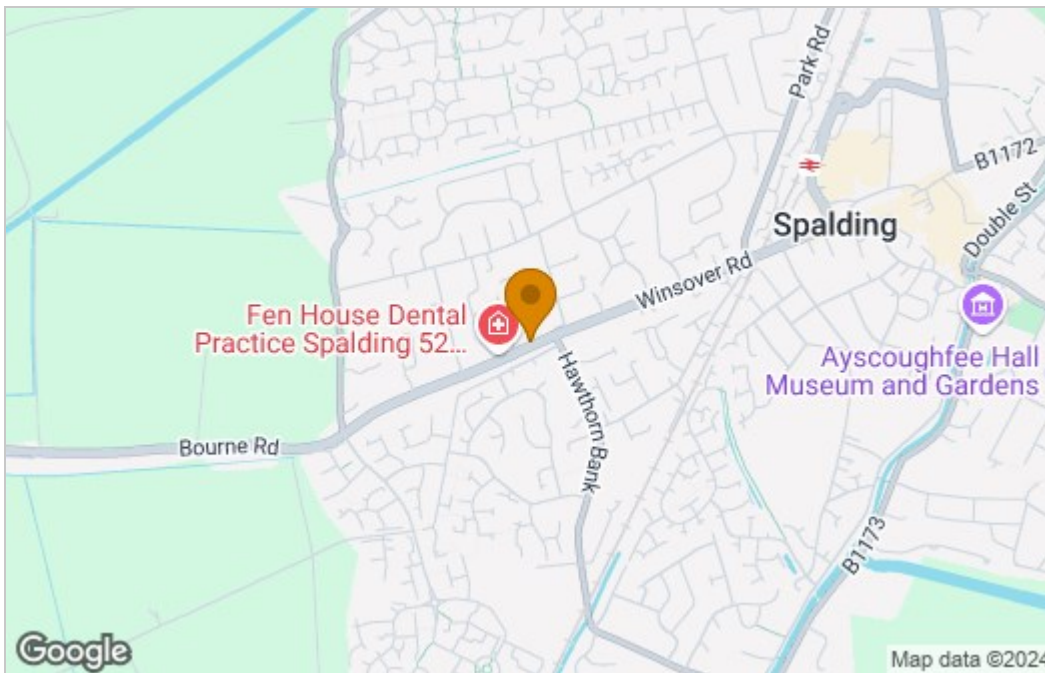
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

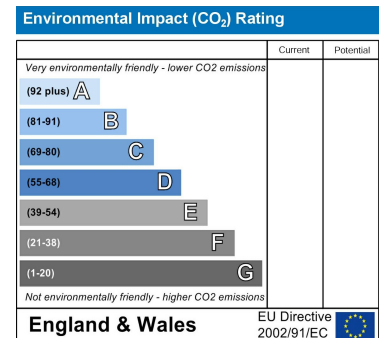
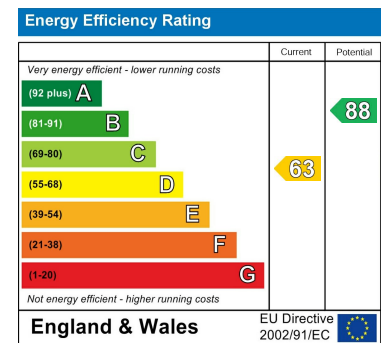


Total area: approx. 69.4 sq. metres (747.1 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

