

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**137 Bourne Road, Spalding PE11 3LJ**

**£249,995 Freehold**

- 2/3 Bedrooms
- Enclosed Rear Garden with Field Views
- Recently Fitted Kitchen and Bathroom
- Multiple Off-Road Parking, Garage
- Viewing Essential

Well presented 2/3 bedroom detached chalet bungalow situated on the edge of town. Accommodation comprising entrance porch, entrance hallway, lounge, kitchen breakfast room, sun room, 2 bedrooms, family bathroom and loft room. Single garage, multiple parking to the front and enclosed rear gardens. Gas central heating, full UPVC double glazed windows, doors, fascias and guttering. Must view to appreciate the accommodation offered.

SPALDING 01775 766766 BOURNE 01778 420406





#### ACCOMMODATION

Obscure UPVC double glazed door with matching obscure UPVC double glazed panel to the side leading into:

#### ENTRANCE PORCH

5'1" x 5'7" (1.56m x 1.71m) UPVC double glazed window to front elevation leading to UPVC glazed door with matching obscured glazed panels to both sides leading into the main entrance hallway.

#### ENTRANCE HALL

7'6" x 12'7" (2.31m x 3.84m) Skimmed and coved ceiling with centre light point and smoke alarm, loft access leading into loft room with pull down ladder, Bosch Worcester boiler in loft room. Fitted radiator and UPVC double glazed window to rear elevation. Telephone point and single radiator and storage cupboard off with slatted shelving x 2 with over storage and hanging rails, fitted laminated flooring. Off via obscured glazed door off entrance hallway leading into main lounge.

#### LOUNGE

12'1" x 17'9" (3.69m x 5.42m) UPVC double glazed window to front elevation and glazed doors to the rear elevation with matching glazed panels to both sides leading into the sun lounge. Textured and coved ceiling with centre light point, 2 x double wall lights, fitted laminated flooring, TV point and single radiator. Feature solid wooden fire surround with marble hearth and fitting wrought iron coal fire with open grate and open hearth, TV point.





#### KITCHEN

9' 10" x 10' 7" (3.0m x 3.24m) Skimmed ceiling and center light point, single radiator, fitted with a range of base and eye level units with preparation surfaces over tiled splash backs with further glazed units, integrated Beko ceramic hob and integrated Beko stainless steel fan assisted oven and integrated extractor hood over. Space for fridge and space for freezer, further drawer units, wood block worktops, insert one and a quarter enamel bowl sink with mixer tap. Glazed door off leading into:

#### SUNROOM

7' 9" x 11' 6" (2.38m x 3.53m) (Currently used as a utility room) with dwarf brick walling, UPVC double glazed windows to the rear and side elevation, UPVC glazed door to side elevation, double radiator, tiled flooring, fitted worktop and plumbing and space for a automatic washing machine, tumble dryer space and further fridge unit space. Via obscured glazed door in sun lounge, part partitioning with further glazed windows to side leading into the sun room.

#### SUNROOM

7' 10" x 11' 6" (2.39m x 3.51m) Of dwarf brick wall and UPVC double glazed windows to rear elevation and UPVC sliding patio doors to rear elevation, obscured UPVC double glazed window to side elevation, skimmed ceiling and fitted vertical blinds, ideal for dining area.

#### MASTER BEDROOM

11' 11" x 14' 0" (3.64m x 4.27m) UPVC double glazed window to the front elevation and UPVC double glazed window to the side elevation, single radiator.

#### BEDROOM 2

9' 0" x 12' 6" (2.76m x 3.83m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point and single radiator, triple fitted wardrobes with over storage, hanging rail and shelving.

#### FAMILY BATHROOM

5' 6" x 6' 11" (1.70m x 2.11m) Obscured UPVC double glazed window to side elevation, skimmed ceiling with centre light point, vinyl floor covering, single radiator, part tiled walls and full tiling to bath area, fitted with 3 piece suite comprising low level WC, pedestal wash hand basin with rainfall shower mixer tap, bath with rainfall shower tap, glass shower screen, fitted electric Mira Sport power shower over bath.

From the Entrance Hallway a pull down ladder leads to:

#### LOFT ROOM/BEDROOM 3

UPVC double glazed window to the rear elevation, fully boarded, radiator, Fitted Worcester Bosch boiler, power and lighting.

#### EXTERIOR

Gravelled driveway providing multiple off-road parking with turning bay and further paved area for further parking ideal for caravan/motor home. The front garden is laid to lawn with hedged boundaries to the front with shrub borders. External lighting. Paved pathways leading round the side and gated access into the rear garden.

#### DETACHED GARAGE

8' 3" x 16' 4" (2.52m x 4.99m) With new fitted up and over door to front elevation leading into garage. Of brick construction with UPVC obscured double glazed door to rear elevation leading into garage, fitted electric consumer unit meter and gas meter, various power points and center light point.

#### REAR GARDEN

Outdoor lighting, paved patio area, further gravelled area, mainly laid to lawn with wide range of mature shrub and tree borders with field views to the rear. Glasshouse.

#### SERVICES

Gas central heating, mains electric and water. Private drainage to septic tank.

#### DIRECTIONS

Follow out on Winsover Road turning into Boume Road at traffic lights go straight over where the property is located on the left hand side.

#### AMENITIES

Local amenities within walking distance including Monks House Primary School, butchers shop, general stores etc. The town centre is just over a mile distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The property is also conveniently situated for access via Pote Hole and South Drove to the south of town and the A16 to Peterborough (18 miles) from where there is a fast train with London's Kings Cross minimum journey time 48 minutes.



**TENURE** Freehold

**SERVICES** Gas central heating, mains electric and water.  
Private drainage to a septic tank.

**COUNCIL TAX BAND** C

#### LOCAL AUTHORITIES

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

R. Longstaff & Co LLP, their dlients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dlient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

#### Ref: S10914

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

#### ADDRESS

R. Longstaff & Co LLP.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

#### CONTACT

T: 01775 766766  
E: [spalding@longstaff.co.uk](mailto:spalding@longstaff.co.uk)  
[www.longstaff.co.uk](http://www.longstaff.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

