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14 Burton Road, Spalding, Lincolnshire, PE11 2GE

£185,000 Freehold

- Semi-Detached Bungalow
- 2 Bedrooms
- New Carpets
- Driveway
- No Chain

2 bedroom semi-detached bungalow in popular location with driveway and established gardens. UPVC windows, gas central heating, new carpets (2026). Hallway, lounge diner, kitchen, 2 bedrooms and bathroom. No onward chain.







ACCOMMODATION Storm canopy over the half glazed UPVC side entrance door opening into:

RECEPTION HALL Fitted carpet, loft hatch, radiator, ceiling light, thermostat, telephone point, doors arranged off to:

LOUNGE DINER 16' 10" x 10' 5" (5.15m x 3.20m) Fitted carpet, radiator, ceiling light, TV point, gas fire with decorative surround, UPVC patio doors to the rear elevation.

BREAKFAST KITCHEN 8' 3" x 8' 2" (2.52m x 2.49m) Ceramic tiled floor, radiator, ceiling light, single drainer stainless steel sink unit with mixer tap, plumbing and space for washing machine, further appliance space,











eye level wall cupboards, base cupboards and drawers, UPVC rear window, Glow Worm gas fired central heating boiler, radiator, electric oven, gas hob and cooker hood.

Also from the Hallway doors are arranged off to:

BEDROOM 1 13' 4" x 10' 0" (4.08m x 3.05m) UPVC window to the front elevation, fitted carpet, radiator, ceiling light.

BEDROOM 2 10' 2" x 8' 2" (3.12m x 2.50m) UPVC window to the front elevation, fitted carpet, ceiling light, radiator.

BATHROOM 8' 1" x 6' 4" (2.48m x 1.95m) Ceiling light, obscure glazed UPVC window, radiator, panelled bath, wash hand basin, low level WC, half tiled walls, Airing Cupboard.

EXTERIOR Small frontage garden, side driveway with back to back parking for 2 cars and gated access to:

GENEROUS SIZED REAR GARDENS Predominantly laid to lawn with 2 patio areas, garden shed and fencing to the side and rear boundaries.

DIRECTIONS From the centre of Spalding proceed in a westerly direction along Winsover Road turning left at the first set of traffic lights into St Johns Road. Continue without deviation, passing the Grammar School up to the 'T' junction turning right into Magellan Way. Proceed to the 'T' junction turn left, follow the road round turning left into Franklin Drive and then left into Burton Road where upon the property will be indicated by the Agents for Sale sign.

AMENITIES The town centre is around a mile from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

Awaiting floorplan

Awaiting EPC

TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND A

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

PARTICULARS CONTENT
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Ref: S12156
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.

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