



Bourne Road, Spalding PE11 1JR

welcome to

Bourne Road, Spalding

Three double bedroom detached house, WELL PRESENTED & SIGNIFICANTLY EXTENDED GROUND FLOOR LIVING SPACE. Three reception rooms, kitchen, utility plus additional utility/kitchen space. Family bathroom with FOUR PIECE SUITE & TWO GROUND FLOOR WC'S. Off road parking, carport, INTEGRAL GARAGE & garden



Entrance Hall

Having stairs to the first floor.

W/C

3' 2" x 5' 10" (0.97m x 1.78m)

Comprising of a W/C. Sink. Heated towel rail. Tiled flooring.

Lounge

15' 11" x 15' 10" (4.85m x 4.83m)

Having a feature fireplace with an open fire.

Utility

18' 3" x 8' 3" (5.56m x 2.51m)

Having french doors leading to the garden.

Kitchen/ Dining Room

21' 5" x 15' (6.53m x 4.57m)

Comprising of wall and base units. Double bowl stainless steel sink. Wood effect surfaces. Tiled flooring. Pantry cupboards. Integrated electric oven, Grill, five ring gas hob. Space for a fridge freezer and dishwasher. French doors. Single door leading to the garage.

Snug

9' 6" x 12' 8" (2.90m x 3.86m)

Comprising of a built-in under stair cupboard. Open plan with the kitchen diner.

Office/ Playroom

18' 2" x 9' 7" (5.54m x 2.92m)

Having a door leading to the garden.

Utility Room

6' 4" x 9' 2" (1.93m x 2.79m)

Having wall and base units. Single bowl stainless steel sink. Wood effect surfaces. Tiled flooring. Space for a washing machine and tumble dryer. Extractor.

W/C

5' 10" x 5' 11" (1.78m x 1.80m)

Comprising of a W/C. Sink.

Landing

Having a built-in airing cupboard housing the wall mounted gas boiler. Loft access.

Bedroom One

10' 7" x 14' 1" (3.23m x 4.29m)

Comprising of a range of built-in wardrobes and draws. Ceiling light with fan.

Bedroom Two

9' 11" x 12' 11" (3.02m x 3.94m)

Bedroom Three

9' 6" x 10' (2.90m x 3.05m)

Having a range of built-in wardrobes.

Bathroom

9' 11" x 5' 10" (3.02m x 1.78m)

Having a W/C. Inset sink. Bath with shower attachment. Shower cubicle with thermostatic shower. Heated towel rail. Fully tiled walls and floors. Fitted wall units.

Garage

16' 1" x 10' (4.90m x 3.05m)

Comprising of a up and over door. Power and lighting, (potential to be converted into a an annex)

Garage

7' 8" x 8' 4" (2.34m x 2.54m)

Having a up and over door to front. Power and lighting.

Exterior

Front: Ample off road parking. Carport.

Rear: Fencing and hedging enclosed garden. Central lawn. Timber garden shed. Patio area. Raised decking. Rockery to rear with water feature.

Agents Note

Solar panels which are owned earning around £1000 a year off them plus free electric some days.



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welcome to

Bourne Road, Spalding

- THREE DOUBLE BEDROOM DETACHED PROPERTY WITH EXTENDED GROUND FLOOR SPACE
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- UPSTAIRS FAMILY BATHROOM & TWO DOWNSTAIRS WC'S
- AMPLE OFF ROAD PARKING, CARPORT, INTEGRAL GARAGE WITH ADJOINING STORE
- FULLY ENCLOSED REAR GARDEN WITH LAWN & DECKING

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113108 - 0011

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