



263 Bourne Road, Pode Hole  
£175,000

 **NEWTON FALLOWELL**

## 263 Bourne Road

### Pode Hole, Spalding

Welcome to this beautifully presented two bedroom mid-terraced house, offering a blend of modern living and countryside charm. The property features a porch and entrance hall leading into a bright and airy lounge.

The modern kitchen/diner is thoughtfully designed with contemporary cabinetry and ample workspace, featuring large windows out to allow for an abundance of natural light. A conservatory to the rear provides an additional reception area, flooded with natural light and offering a tranquil space to enjoy views of the garden and fields beyond.

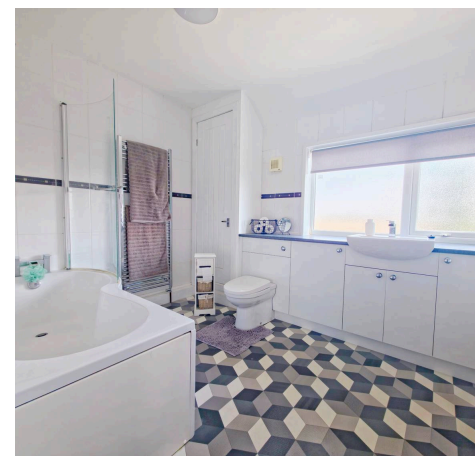
Upstairs, you will find two generously proportioned double bedrooms. The large family bathroom is finished to a high standard, boasting a shower over bath, as well as stylish fixtures and fittings throughout. Additional benefits include gas central heating, double glazing and neutral décor, allowing you to move straight in and make the space your own.

The outside space is equally impressive, beginning with a large driveway to the front, providing ample off-road parking for multiple vehicles. To the rear, the garden is thoughtfully landscaped for low maintenance, featuring a patio area and a lawn bordered by mature shrubs, all enjoying uninterrupted field views that create a peaceful, rural atmosphere.

The property also includes a versatile outbuilding with plumbing, offering excellent potential as a utility room, home office, or workshop depending on your needs. This outdoor area is perfect for families, keen gardeners, or anyone seeking a private retreat with open countryside on the doorstep, yet remains within easy reach of local amenities and transport links. This delightful home is a rare find, combining comfortable indoor living with generous outdoor space and scenic surroundings. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax band: A

Tenure: Freehold





**Porch**

4' 0" x 6' 6" (1.23m x 1.98m)

**Entrance hall**

3' 8" x 4' 5" (1.13m x 1.35m)

**Lounge**

11' 7" x 16' 2" (3.53m x 4.93m)

**Kitchen/Diner**

19' 5" x 7' 8" (5.91m x 2.33m)

**Conservatory**

9' 5" x 10' 3" (2.86m x 3.13m)

**Outbuilding**

10' 1" x 8' 2" (3.07m x 2.50m)

**Bedroom 1**

8' 10" x 19' 5" (2.68m x 5.93m)

**Bedroom 2**

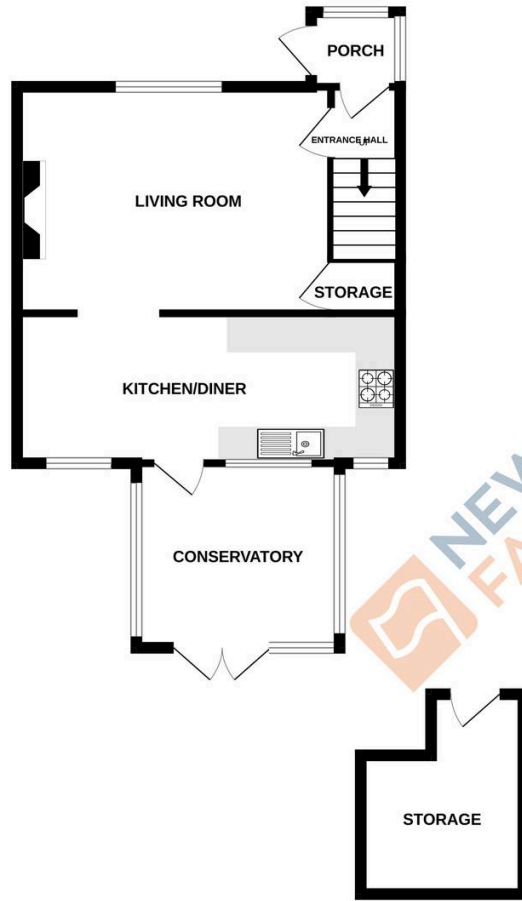
11' 1" x 8' 11" (3.38m x 2.73m)

**Bathroom**

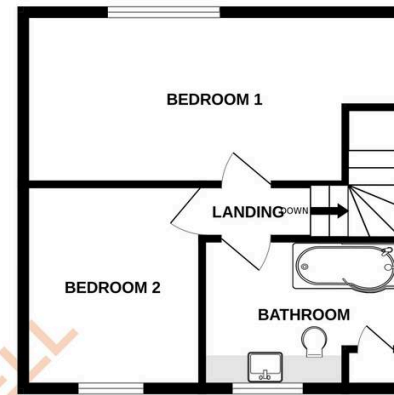
8' 0" x 10' 2" (2.45m x 3.10m)



GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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# Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne