



## 94 BOURNE ROAD

SPALDING, PE11 1JR

**£325,000**  
FREEHOLD

Guide Price £325,000 - £350,000 A spacious and beautifully extended four-bedroom detached family home in a sought-after area of Spalding, offered with no onward chain. Featuring a modern updated kitchen, generous living spaces, en-suite to the master bedroom, multiple off-road parking spaces, and a good-sized rear garden, this property is ideal for families looking for comfort, convenience, and room to grow.

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- Four-bedroom detached family home
- No onward chain
- Spacious 26ft living room
- Modern updated kitchen with dining area
- Utility room, pantry & downstairs W/C
- Master bedroom with en-suite and dressing area
- Newly fitted windows throughout
- Large driveway with multiple parking spaces
- Good-sized rear garden
- Popular location close to schools, shops & transport links



## Summary

This exceptionally spacious and beautifully extended four-bedroom detached family home is ideally located in a popular area of Spalding, just a short walk from local amenities, schools, and transport links. Offered with no onward chain, the property provides generous living accommodation throughout, making it perfect for a growing family.

The ground floor features a modern, updated kitchen, a useful utility room, and a convenient downstairs W/C, along with bright and versatile living spaces designed for comfort and practicality. Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with en-suite, and newly fitted windows that enhance energy efficiency and natural light.

Outside, the home benefits from a large driveway providing ample off-road parking, and a well-sized rear garden ideal for outdoor relaxation and family activities.

With its superb layout, modern upgrades, and highly convenient location, this property offers an excellent opportunity for anyone seeking a spacious family home in Spalding.

## Kitchen Area

8'6" x 11'5" (2.60m x 3.50m)

## Dining Area

8'10" x 16'6" (2.71m x 5.04m)

## Utility Room

5'11" x 7'5" (1.82m x 2.28m)

## Separate WC

## Pantry

## Living Room

12'2" x 26'11" (3.73m x 8.21m)

## Master Bedroom

13'7" x 16'1" (4.16m x 4.92m)

## Ensuite Shower Room

2'10" x 8'0" (0.88m x 2.45m)

## Bedroom Two

14'1" x 10'8" (4.31m x 3.26m)

## Bedroom Three

12'5" x 10'8" (3.80m x 3.26m)

## Bedroom Four

9'9" x 8'1" (2.99m x 2.48m)

## Garage

9'9" x 19'4" (2.98m x 5.91m)

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

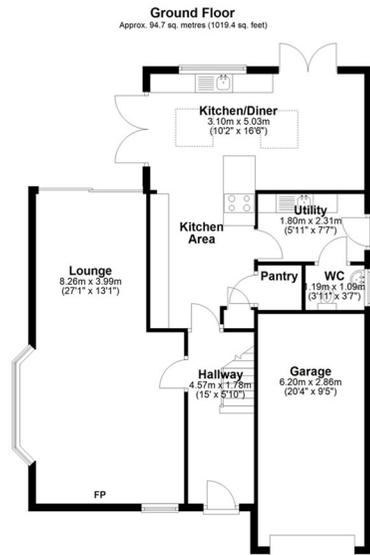
**Council Tax** – Band C

**Viewings** – By Appointment Only

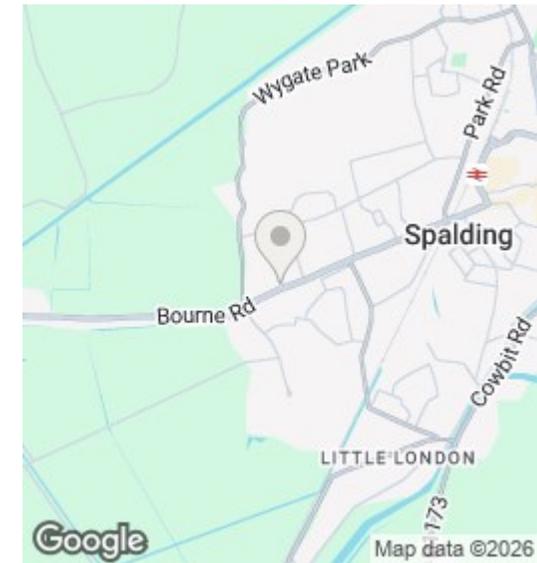
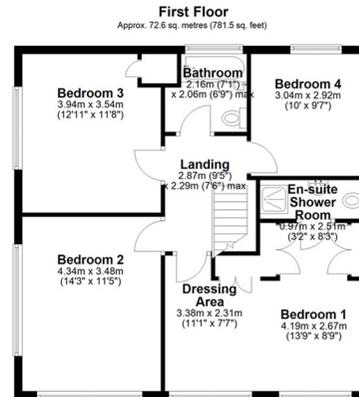
**Floor Area** – 1800.00 sq ft

**Tenure** – Freehold





Total area: approx. 167.3 sq. metres (1800.9 sq. feet)  
**94 Bourne Road**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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