



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.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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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 - 0012

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