



Bourne Road, SPALDING PE11 3LJ

welcome to

Bourne Road, SPALDING

Extended four double bedroom detached family home, OUTSKIRTS OF TOWN LOCATION, SEMI RURAL LOCATION & CLOSE TO AMENITIES. Two reception rooms, CONSERVATORY, kitchen, utility & DOUBLE GARAGE CONVERSION. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Fully enclosed garden with field views.



Entrance Hall

Having stairs leading to the first floor.

W/C

5' 10" x 2' 7" (1.78m x 0.79m)

Comprising of a W/C. Sink. Tiled walls and flooring.

Year old mounted gas boiler.

Lounge

18' x 11' 10" (5.49m x 3.61m)

Having a feature fireplace with gas fire. Laminate flooring.

Dining Room

11' 10" x 17' 11" (3.61m x 5.46m)

Having French doors to the conservatory. LVT flooring.

Kitchen

15' 4" x 11' 9" (4.67m x 3.58m)

Comprising of wall and base units. Wash basin sink. Tiled flooring. Integrated double electric oven, four ring hob, extractor, dishwasher. Space for a fridge freezer.

Utility Room

15' 11" x 5' 9" (4.85m x 1.75m)

Comprising of a single bowl sink. Wall and base units. Space for a washing machine. Tiled flooring.

Conservatory

13' 11" x 17' 11" (4.24m x 5.46m)

Having wood effect tiled flooring. Two ceiling lights and fan. French doors to the garden.

Landing

Loft access with full down ladder. LVT flooring. Built-in cupboard.

Bedroom One

17' 2" x 12' (5.23m x 3.66m)

Comprising of Laminate flooring. Ceiling fan. Having newly fitted radiator.

En-Suite

7' 10" x 2' 9" (2.39m x 0.84m)

W/C. Sink. Heated towel rail. Shaving point. Fully tiled walls. Ceramic tiled flooring.

Bedroom Two

11' 11" x 13' 8" (3.63m x 4.17m)

Comprising of laminate flooring. Having a newly fitted radiator.

Bedroom Three

10' 8" x 9' 5" (3.25m x 2.87m)

Having Built in wardrobes. Laminate flooring. Having a newly fitted radiator.

Bedroom Four

9' 8" x 9' 5" (2.95m x 2.87m)

Comprising of solid oak flooring. Newly fitted radiator.

Bathroom

8' x 12' 5" (2.44m x 3.78m)

Having W/C. Inset sink. Corner bath. Double shower cubicle with thermostatic shower. Extractor fan. Newly fitted Victorian style Radiator with a heated towel rail. Fully tiled walls and flooring.

Front

Double lockable gated entrance. Block pave driveway with ample of parking. Side gate access. Car charging point.

Rear Garden

Enclosed via fencing. Low maintenance block paved and astrourfed. With a dividing wall/ fence down the garden. Decked seating area and patio area. small lawn raised pond. Large timber shed. Open field views.

Garage

16' 11" x 17' 9" (5.16m x 5.41m)

Double garage currently being used as a dog kennel/ studio.

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."



view this property online williamhbrown.co.uk/Property/SDG113038



welcome to

Bourne Road, SPALDING

- EXTENDED FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS, CONSERVATORY, KITCHEN & UTILITY
- AMPLE OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN
- OPEN FIELD VIEWS BEHIND

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113038



Property Ref:
SDG113038 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk