



BRADLEY JAMES

ESTATE AGENTS



269 Bourne Road, Pode Hole, Spalding, Lincolnshire, PE11 3LW

Asking price £200,000

- No chain
- Newly added en-suite shower room to bedroom one
- Newly fitted kitchen
- Two reception rooms
- Outside utility room with power and water connected
- Renovated in the past two years
- Newly fitted downstairs bathroom
- Replastered, decorated and carpeted
- Off road parking to the front and the rear plus a single garage
- Open field views to the rear

Nestled in the village of Pote Hole, Spalding, this beautifully renovated semi-detached house on Bourne Road offers a perfect blend of modern living and picturesque countryside views. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking comfort and convenience.

The current vendors have thoughtfully updated the home over the past two years, featuring a brand-new kitchen and a stylish new downstairs bathroom. A newly added en-suite shower room in the master bedroom enhances the appeal, providing a private retreat. The property has been replastered, decorated, and carpeted throughout, ensuring a fresh and inviting atmosphere.

The ground floor boasts two spacious reception rooms, including a lounge and a delightful conservatory that overlooks the open fields at the rear, creating a serene space to relax and unwind. Upstairs, the remaining bedrooms are generously sized, with bedrooms two and three offering lovely views of the Lincolnshire countryside.

Outside, the property benefits from off-road parking at both the front and rear, along with a single garage for additional storage. The rear garden is a true highlight, featuring a detached outhouse utility room equipped with power, lighting, and water. The garden itself is laid to lawn, providing a perfect setting for outdoor activities while enjoying the stunning views.

Conveniently located, this home offers excellent road links, allowing easy access to Bourne in just 15 minutes and Spalding in a little over five minutes. Spalding boasts a variety of amenities, including restaurants, primary and secondary schools, and a train station. The A16 is also within reach, connecting you to Peterborough, Norfolk, Lincoln, and Stamford in approximately 35-40 minutes. For family outings, the Springfields Garden Outlet Centre is just a 10-minute drive away.

With its great schools, vibrant community, and beautiful riverside and countryside walks, Spalding truly has a lot to offer.



Council Tax Band: A



Entrance Hall

Composite obscured double glazed side door into the entrance hall which has stairs leading off to the first floor accommodation, radiator and fuse box housed in a cupboard.

Lounge

16'4 x 12'6

UPVC double glazed window to the front, radiator, power points and under stairs storage cupboard.

Kitchen

14'7 x 8'8

UPVC obscured double glazed window to the side, UPVC double glazed window to the rear going onto the conservatory, UPVC obscured double glazed door to the conservatory, base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for freestanding cooker, space and point for fridge freezer, wall mounted gas boiler housed in a kitchen cupboard, tiled splashback, radiator and power points some with USB charging.

Conservatory

12'8 x 11'2

Brick and UPVC construction with UPVC double glazed French doors to the rear, power points, tiled floor and ceiling fan with light.

Downstairs Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over, mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over, WC with push button flush with storage cupboards beneath and worksurface over, extractor fan, skimmed ceiling with inset spotlights and wall mounted heated towel rail.

Landing

Doors off to the three bedrooms.

Bedroom 1

13'5 x 9'7

UPVC double glazed window to the front, radiator, power points some with USB charging points and a built-in wardrobe.

Bedroom 1 En-suite

Shower room which is an added addition to the style of property, walk-in double shower cubicle with a fixed rain style showerhead and a separate handheld showerhead, WC with push button flush, vanity wash hand basin with mixer taps over and storage drawers

and cupboards beneath, extractor fan, fully tiled walls and floor, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

Bedroom 2

12'0 x 9'4

UPVC double glazed window to the rear enjoying open field views, radiator and power points.

Bedroom 3

10'0 x 9'0

UPVC double glazed window to the rear enjoying field views, radiator, power points and loft hatch.

Outside

There is gravel off-road parking for three cars to the front, a concrete shared drive to the rear where there's further off-road parking and a detached single garage. The rear garden is enclosed to the side by panel fencing, there is a dyke to the rear and uninterrupted field views to the rear. The garden has a concrete patio seating area and the rest is laid to lawn.

Garage

15'7 x 9'1

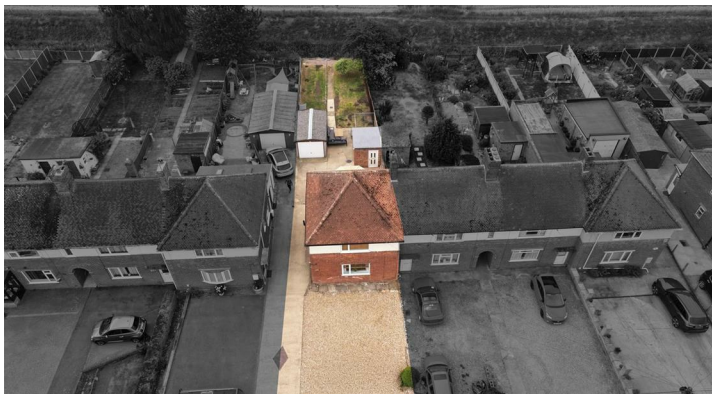
Metal up and over door, there is no power and lighting connected.

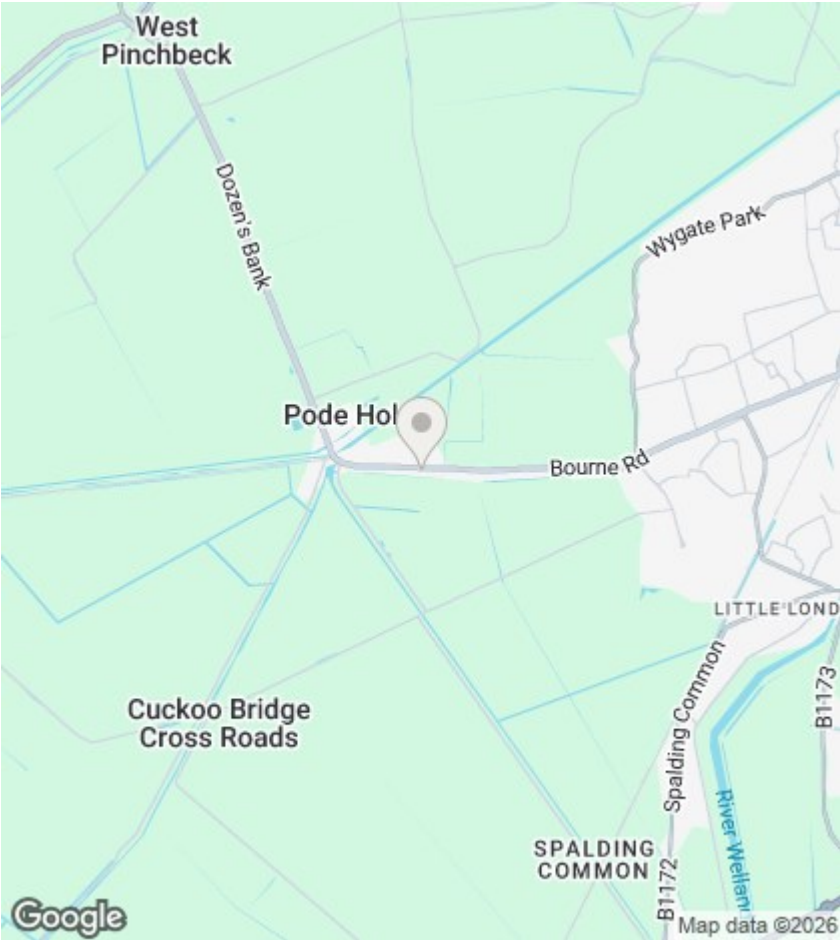
Outdoor Brick Utility Room

10'0 x 8'0

Double glazed window to the rear, UPVC obscured double glazed door to the front, power and lighting connected and water, space and point for freezer, space and plumbing for washing machine and space and point for tumble dryer.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

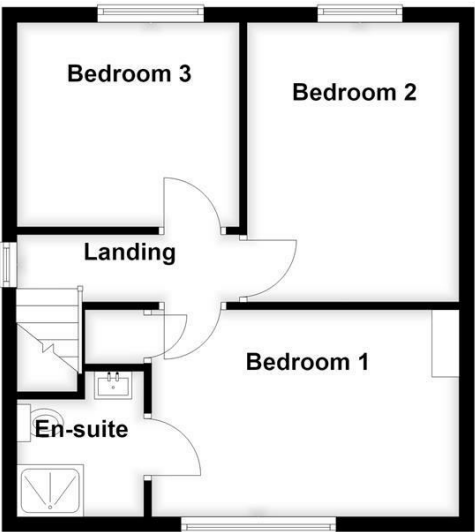
Ground Floor

Approx. 51.2 sq. metres (550.6 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 91.1 sq. metres (981.0 sq. feet)