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BOURNE RESIDENTIAL: 01778 420 406 www.longstaff.com



52 North Road, Bourne, Lincolnshire. PE10 9BT

Guide Price £450,000 Freehold

- Four Double Bedrooms
- Generous Gardens - 0.30 Acres
- Three Large Reception Rooms
- Perfect Family Home
- No Onward Chain

Set within stunning gardens of approximately 0.30 acres, this substantial four-bedroom home offers spacious family living, three reception rooms, ample off-road parking and a garage in one of Bourne's most desirable locations, with easy access to the town centre and local amenities.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

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DESCRIPTION Situated on the highly regarded North Road in Bourne, this impressive semi-detached family home occupies a generous plot extending to approximately 0.30 acres and offers spacious, well-balanced accommodation throughout. The property boasts four generous double bedrooms and an excellent range of living space, including three sizeable reception rooms, providing flexibility for family living, entertaining or home working. The well-proportioned accommodation is complemented by ample off-road parking, a garage and an extensive rear garden, offering a wonderful outdoor space for families, gardening enthusiasts or those simply seeking a larger plot. Conveniently located within easy reach of Bourne's excellent amenities, schools and transport links, the property combines generous internal accommodation with an exceptional plot in a desirable residential location. Viewing is highly recommended to fully appreciate the space, versatility and lifestyle this excellent family home has to offer.



ENTRANCE HALL

16' 0" x 6' 10" (4.88m x 2.10m) A spacious entrance hall accessed via the front door, featuring carpeted flooring and cream wallpapered walls. The hallway hosts the staircase rising to the first floor and provides access to the reception rooms, dining room, and kitchen.



LOUNGE

11' 7" x 20' 9" (3.55m x 6.34m) A generously proportioned reception room featuring cream wallpaper décor and complimentary cream carpeting, an attractive open fireplace with a stone surround creating a focal point, French doors which open onto the rear garden, a large window providing excellent natural light, and a radiator.

RECEPTION ROOM

12' 0" x 14' 0" (3.66m x 4.29m) An additional, spacious reception room with a large bay window to the front elevation, cream fitted carpet, light wallpapered walls, an electric fireplace with brick surround, and a radiator.



DINING ROOM

12' 0" x 14' 0" (3.66m x 4.28m) A well-proportioned dining room with a large window to the front elevation, blue fitted carpet, cream wallpapered walls, and a low-level radiator.

KITCHEN

11' 11" x 14' 0" (3.64m x 4.29m) A large kitchen fitted with a range of base units, incorporating a gas Rangemaster cooker with extractor hood over, finished with a combination of vinyl and carpet flooring. The kitchen provides space for informal dining and benefits from a large window and a secondary window overlooking the conservatory and rear garden.



PANTRY

8' 1" x 7' 0" (2.47m x 2.15m) A useful pantry with painted cream brick walls, fitted shelving, and vinyl flooring, providing excellent additional storage space.

CONSERVATORY

11' 11" x 13' 3" (3.65m x 4.04m) Accessible through the kitchen, a bright conservatory enjoying an abundance of natural light, with French doors opening onto the rear garden. The room also benefits from concealed storage for appliances, cream fitted carpet, and light painted walls.



LANDING

16' 10" x 6' 10" (5.14m x 2.10m) A spacious landing with fitted carpet, cream wallpapered walls, a large window providing plenty of natural light, and a central stairwell. Doors provide access to all four bedrooms and the family bathroom.



MASTER BEDROOM

12' 0" x 14' 2" (3.68m x 4.32m) plus Bay Window (2.03 m x 0.90m). A generously proportioned double bedroom featuring a large bay window with a built-in dressing table, built-in wardrobes and cupboards providing excellent storage, green fitted carpet, cream wallpapered walls, and a radiator.

BEDROOM TWO

11' 11" x 14' 1" (3.65m x 4.30m) A large double bedroom with a large window to the front elevation, blue wallpapered walls, grey fitted carpet, built-in wardrobes providing useful storage, and a radiator.



BEDROOM THREE

10' 11" x 14' 1" (3.33m x 4.30m) A well-proportioned double bedroom featuring two windows with North and East-facing aspects, providing views over the rear garden. The room benefits from built-in wardrobes, cream wallpapered walls, carpeted flooring, and a low-level radiator.

BATHROOM

7' 1" x 6' 10" (2.17m x 2.09m) A well-appointed bathroom fitted with a three-piece suite comprising a large shower, wash hand basin, a heated towel rail, and a W/C. The room benefits from tiled walls and laminate flooring, providing a practical and easy-to-maintain finish.



ADDITIONAL W/C

7' 0" x 3' 6" (2.15m x 1.09m) Conveniently situated adjacent to the fourth bedroom, this additional W/C features tiled walls, laminate flooring, a wash hand basin, a heated towel rail and a W/C.

HALLWAY

4' 4" x 3' 1" (1.33m x 0.95m) A carpeted hallway with cream wallpapered walls, providing access from the landing to the additional W/C and the fourth bedroom.



BEDROOM FOUR

11' 11" x 10' 0" (3.65m x 3.06m) A versatile double bedroom featuring built-in storage, an East-facing window overlooking the rear gardens, and a low-level radiator. The room is finished with cream carpeting and yellow and cream wallpapered walls.



GARDEN

A truly exceptional and substantial garden extending to approximately 0.30 acres, a rare and highly desirable feature for a prime town centre location. The garden is predominantly laid to lawn, offering a generous outdoor space, with an additional patio area situated between the rear of the property and the adjacent garage. The garden further benefits from a greenhouse, large shed, and summer house, providing excellent storage, leisure, and gardening facilities.

GARAGE

A useful and versatile space featuring a sliding door to the Southern side opening onto the patio and rear garden, together with an electric roller-shutter door to the West side providing access from the driveway.

SERVICES

We understand the property benefits from mains gas, electricity, and foul drainage connections. The property has gas central heating. Interested parties are advised to check services with the relevant statutory authority prior to making an offer.

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

DISCLAIMER

Please Note: Due to the recent dry weather, the grass pictured in all garden images has been edited with AI to appear greener – please contact the selling agent, should you wish to view copies of the original images.

VIEWINGS

Viewing is highly recommended to fully appreciate the size, versatility, and exceptional features this property has to offer - contact us today on 01778 420 406 to arrange an appointment.



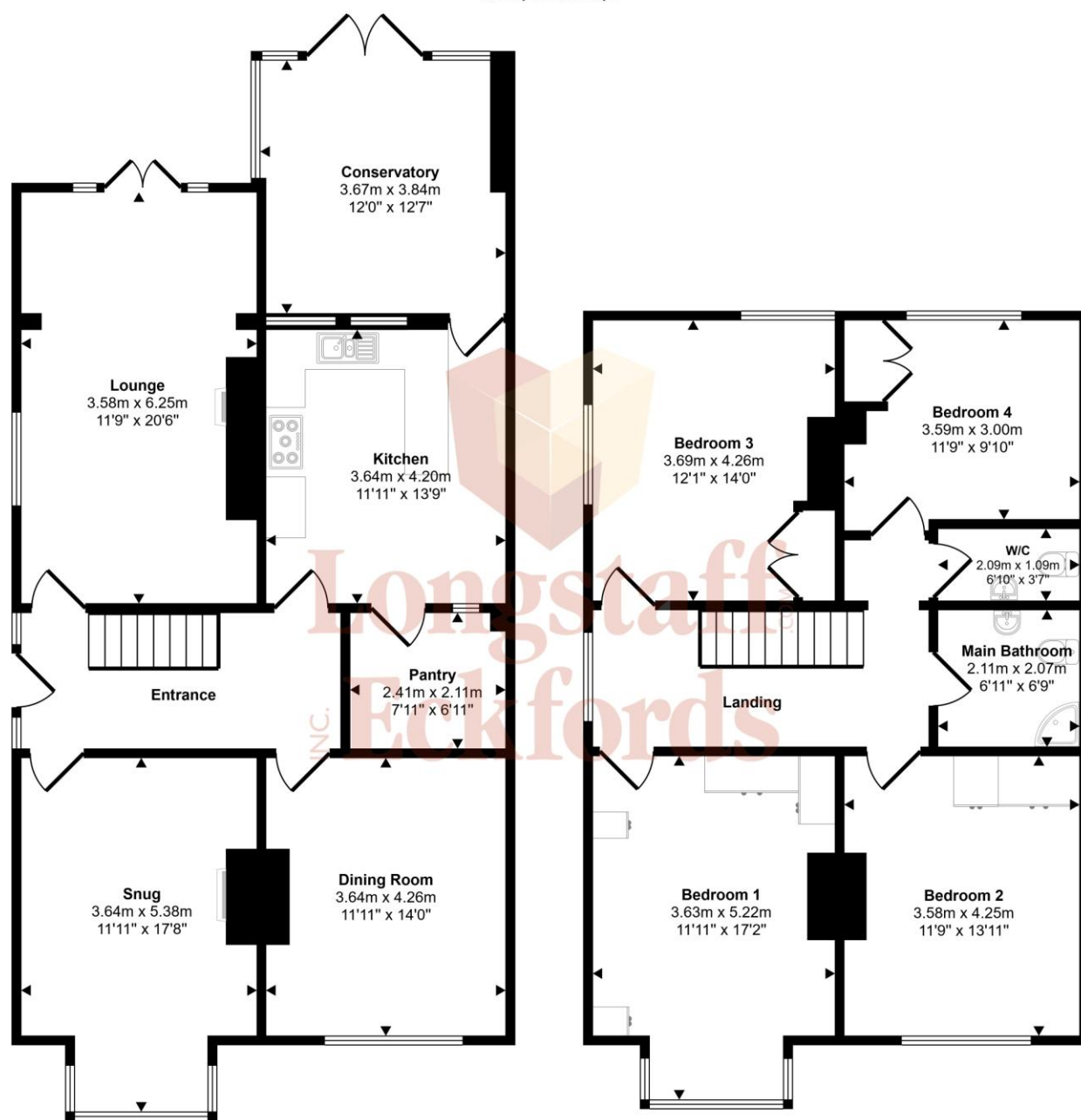
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Floorplan:

Approx Gross Internal Area
188 sq m / 2019 sq ft



Ground Floor
Approx 105 sq m / 1133 sq ft

First Floor
Approx 82 sq m / 886 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



TENURE Freehold

EPC RATING TBC

COUNCIL TAX BAND D

PARTICULARS CONTENT

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Ref: 18018

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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