



**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.

### **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.



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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

# £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113108 - 0010

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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](mailto:Spalding@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)