



**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.



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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

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Property Ref:  
SDG113038 - 0016

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