

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



181 Bourne Road, Spalding PE11 3LJ

£227,500 Freehold

- Detached 2 Bedroom Bungalow
- Off-Road Parking For Several Vehicles, Garage
- Conservatory and Study/Dining Room
- Field Views to the Rear
- Viewing Recommended

2 bedroom detached bungalow situated on the edge of town. Accommodation comprising entrance porch, entrance hallway, lounge, kitchen, shower room, 2 bedrooms, dining room/study and conservatory. Mature gardens to the rear, multiple off-road parking, single garage.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

OPEN PORCH

2 lantern lights, wooden obscured glazed door with matching obscured glazed panels to the side leading into:

ENTRANCE HALLWAY

14' 11" x 11' 9" (4.57m x 3.60m) maximum Coved and textured ceiling, centre light point, access to loft space, smoke alarm, vinyl mosaic flooring, radiator, central heating thermostat, storage cupboard off housing Worcester Bosch boiler with slatted shelving, door to:

LOUNGE

11' 4" x 18' 0" (3.47m x 5.51m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, 2 centre light points, double radiator, dimmer switch, Walnut effect laminate flooring, TV point, telephone point, feature brick fireplace with wooden mantle.

From the Entrance Hallway a door leads into:



BEDROOM 1

10' 7" x 10' 5" (3.25m x 3.19m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

8' 2" x 10' 9" (2.49m x 3.30m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

STUDY/DINING ROOM

7' 6" x 8' 0" (2.30m x 2.45m) UPVC double glazed French doors leading into Conservatory, coved and textured ceiling, centre light point, radiator, vinyl mosaic flooring.

CONSERVATORY

8' 0" x 9' 5" (2.45m x 2.88m) Dwarf brick wall and UPVC construction, UPVC double glazed windows to both sides and to the rear elevations, UPVC double glazed door to the rear elevation, tiled flooring, power points, centre spotlight fitment.

From the Entrance Hallway a door leading into:

SHOWER ROOM

6' 11" x 7' 5" (2.12m x 2.27m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with taps, fully tiled cubicle with fitted power shower over.

From the Entrance Hallway a door leading into:

KITCHEN

10' 5" x 10' 10" (3.19m x 3.32m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre strip light, tiled flooring, fitted with a wide range of base and eye level units, display glazed units, work surfaces over, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for gas cooker, space for fridge and freezer, UPVC obscured double glazed door to the side elevation.

EXTERIOR

Extensive gravelled driveway with shrub and tree borders to the front elevation. Electric sockets, gated access to further concrete paved area for parking.

REAR GARDEN

Extensive patio area, raised decking, cold water tap, lighting, wooden garden shed, mainly laid to lawn with a wide range of mature shrubs and tree borders, field views to the rear elevation.

GARAGE

Up and over door, power and lighting.

WOODEN GARDEN SHED

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road continue into Boume Road and at the traffic lights at the Monks House Lane junction proceed straight on into the continuation of Boume Road and the property is situated on the left hand side.

AMENITIES

Local amenities within walking distance including Monks House Primary School, butchers shop, general stores etc. The town centre is just over a mile distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The property is also conveniently situated for access via PODE HOLE and South Drove to the south of town and the A16 to Peterborough (18 miles) from where there is a fast train with London's Kings Cross minimum journey time 48 minutes.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Merge 12/22

TENURE Freehold

SERVICES Bio Chester drainage system. Mains water and electricity. Gas central heating.

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11866

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.

ADDRESS

R. Longstaff & Co LLP.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 E: spalding@longstaff.com
 www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		