



## 157 Bourne Road, Pode Hole, PE11 3LJ

**£247,500**

- Detached two-bedroom bungalow in the village of Pode Hole, near Spalding
- Enjoying open field views to both the front and rear
- Spacious and well-proportioned accommodation throughout
- Lounge, separate dining room, and conservatory
- Two double bedrooms and a modern shower room with additional WC
- Off-road parking, single garage, and a well-maintained rear garden laid to lawn

Situated in the sought-after village of Pode Hole, near Spalding, this well-proportioned two-bedroom detached bungalow enjoys attractive field views to both the front and rear. The accommodation is thoughtfully laid out and comprises an inviting entrance hall, WC, spacious lounge, separate dining room, conservatory, and a well-appointed kitchen. There are two generous double bedrooms and a modern shower room, offering comfortable single-level living throughout.

Externally, the property benefits from off-road parking, a single garage, and a beautifully maintained rear garden, which is predominantly laid to lawn with established landscaping—ideal for relaxing or entertaining while taking in the surrounding countryside.

**Entrance Porch 5'6" x 2'8" (1.70m x 0.82m)**

PVC double glazed doors. Tiled flooring. Glazed door with matching side panels opening to hallway.

**Entrance Hall 14'3" x 5'6" (4.36m x 1.68m)**



Coved ceiling. Radiator. Built in double door utility cupboard (1.27m x 1.77m) with loft access, fitted base unit and shelving. Radiator.



**Lounge 12'3" x 20'0" (3.75m x 6.12m)**



PVC double glazed window to front and side. Coving to ceiling. Two radiators. Marble fireplace with electric fire. Folding doors opening to dining room.



**Dining Room 11'9" x 9'11" (3.60m x 3.04m)**



PVC double glazed window to side. French doors to rear. Coving to ceiling. Radiator. Glazed door opening to kitchen.



**Conservatory**



Of brick and UPVC construction. Solid roof. Door to garden. Laminate flooring. Radiator.



**Kitchen 9'10" x 15'11" (3.02m x 4.86m)**

PVC double glazed window to rear. Coving to skimmed ceiling. Tiled flooring. Radiator. Extractor fan. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash back. Four ring gas hob. Stainless steel sink and drainer with chrome mixer tap. Space for fridge/freezer, slimline dishwasher and washing machine. Integrated eye level oven and grill. Wall mounted mains gas central heating boiler.

**Bedroom 1 13'11" x 12'4" (4.25m x 3.76m)**

PVC double glazed window to front. Coving to ceiling. Radiator.

**Bedroom 2 15'5" x 10'4" (4.72m x 3.15m)**

PVC double glazed window to rear. Coving to ceiling. Radiator.

### Shower Room 6'6" x 8'9" (2.00m x 2.67m)



PVC double glazed window to side. Coving to skimmed ceiling. Extractor fan. Tiled flooring. Chrome wall mounted heated towel rail. Mirrored vanity cabinet with courtesy light and shaver point. Fitted walk in shower enclosure with thermostatic shower. Close coupled toilet with push button flush. Wash hand basin with mixer tap set in vanity unit with built in storage.

### Cloakroom 2'11" x 6'5" (0.89m x 1.97m)



PVC double glazed window to side. Coving to skimmed ceiling. Vinyl flooring. Radiator. Fitted close coupled toilet with push button flush. Wash hand basin with chrome mixer tap and tiled splash back set in vanity unit with built in storage.

### Rear Porch

PVC double glazed door to side.

### Outside



The front of the property there is off road parking for multiple vehicles and leading to the garage. There is a lawn area with shrub and tree borders. The rear garden is enclosed by timber fencing and hedging. Laid to lawn with well stocked borders and a generous patio seating area. Outside lighting. Cold water tap.

### Garage 16'8" x 9'3" (5.10m x 2.83m)

Electric roller door to front. Window to side. Power and light connected. There is an electric car charging point available.

### Workshop



Power and light connected.

### Property Postcode

For location purposes the postcode of this property is: PE11 3LJ

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold  
 Council tax band: B  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Mains  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Private Sewerage Treatment  
 Heating: Gas central heating  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage  
 Building safety issues: No  
 Restrictions: Not known

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Grab rails installed

Coalfield or mining area: No

Energy Performance rating: D67

We are aware of a previous insurance claim affecting the property, with additional information pending

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

**Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

**Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250.

We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

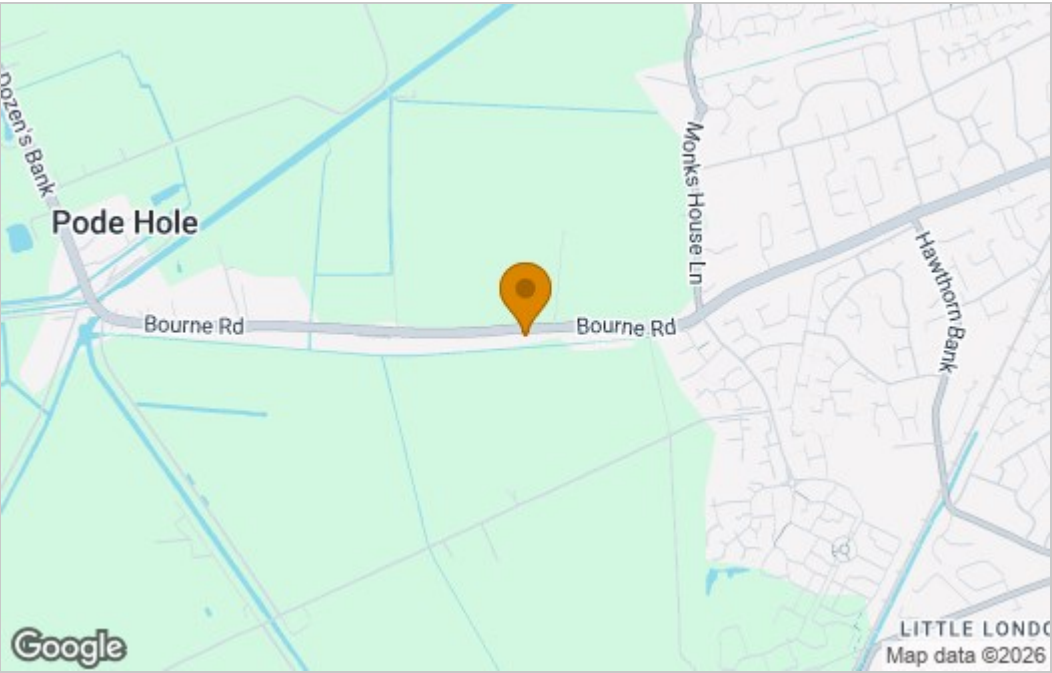
**Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

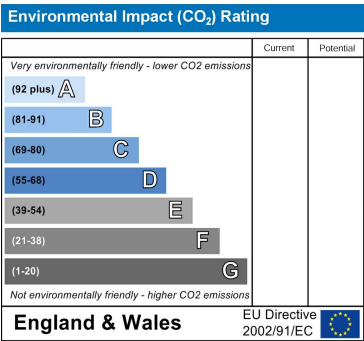
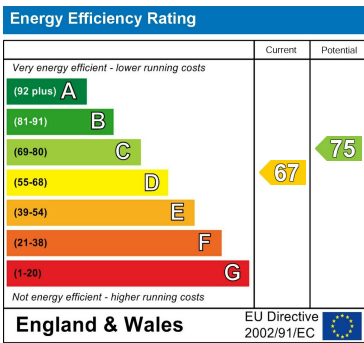
Floor Plan



Area Map



Energy Efficiency Graph



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