



BRADLEY JAMES

ESTATE AGENTS



149 Bourne Road, Spalding, PE11 3LJ

Asking price £199,950

- No chain
- Two reception rooms
- Upstairs bathroom
- Off road parking for four cars
- Private rear garden
- Three bedrooms
- Extended kitchen breakfast with integrated appliances
- Downstairs shower room
- Beautiful countryside views to the rear
- 3-4 minute drive to Spalding train station

149 Bourne Road, Spalding PE11 3LJ

Nestled on Bourne Road in Spalding, this refurbished semi-detached house offers a delightful blend of modern living and serene countryside views. Offered with NO CHAIN, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by two spacious reception rooms, one of which features a charming log burner, perfect for cosy evenings. The heart of the home is the extended kitchen, which boasts an airy breakfast area and is equipped with integrated appliances, making it ideal for both cooking and entertaining. Adjacent to the kitchen, you will find a beautifully appointed downstairs shower room, adding to the convenience of this well-designed home.

The first floor comprises three well-proportioned bedrooms, complemented by an upstairs bathroom that caters to the needs of family living. Each room is filled with natural light, creating a warm and inviting atmosphere throughout.

Outside, the property features a private and enclosed rear garden, where you can enjoy stunning views of the open fields beyond. The garden provides a peaceful retreat, perfect for relaxation or outdoor gatherings. Additionally, there is ample off-road parking for up to four vehicles, a rare find in this area.



Council Tax Band: A



Entrance Hall

UPVC obscured double glazed side door into the entrance hall which has stairs leading off to the first floor accommodation, skimmed ceiling and a modern consumer unit.

Family Room

12'0 x 10'1

UPVC triple glazed window to the front, electric fireplace, vertical wall mounted radiator, power points with USB charging points, skimmed ceiling and under stairs storage cupboard with power points.

Lounge

12'4 x 12'0

UPVC double glazed window to the side, multi fuel burner, vertical wall mounted radiator, power points with USB charging, TV point and skimmed ceiling with inset spotlights.

Extended Kitchen Breakfast

14'1 x 12'0 x 6'7

UPVC double glazed door to the side, UPVC double glazed window to the rear enjoying open field views, double glazed skylight window in the ceiling of the extension, base and eye level units with work surface over, sink and drainer with mixer tap over, Range master with double oven and grill with a five burner gas hob and hot plate, Range master extractor over, integrated fridge, integrated freezer, space and plumbing for washing machine, integrated dishwasher, space and point for tumble dryer, breakfast bar, wall mounted vertical radiator, power points with USB charging, tiled floor, skimmed ceiling with inset spotlights and a wall mounted gas boiler housed in the kitchen cupboard.

Downstairs Shower Room

Re-fitted shower room, UPVC obscured double glazed window to the side, vanity wash hand basin with mixer taps over, WC with push button flush with storage cupboards beneath and worksurface over, separate shower cubicle with a built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights.

Bedroom 1

12'0 x 10'0

UPVC double glazed window to the front enjoying open field views, decorative fireplace, power points with USB charging, vertical radiator, skimmed ceiling and a built-in single wardrobe.

Landing

Vertical wall mounted radiator and skimmed ceiling with inset spotlights.

Bathroom

Panel bath with mixer taps over and a built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, wall mounted medicine cabinets with LED lighting, wall mounted heated towel rail, fully tiled walls, extractor fan and skimmed ceiling with inset spotlights.

Bedroom 2

9'0 x 7'4

UPVC double glazed window to rear enjoying open field views, radiator, power points with USB charging, skimmed ceiling and loft hatch.

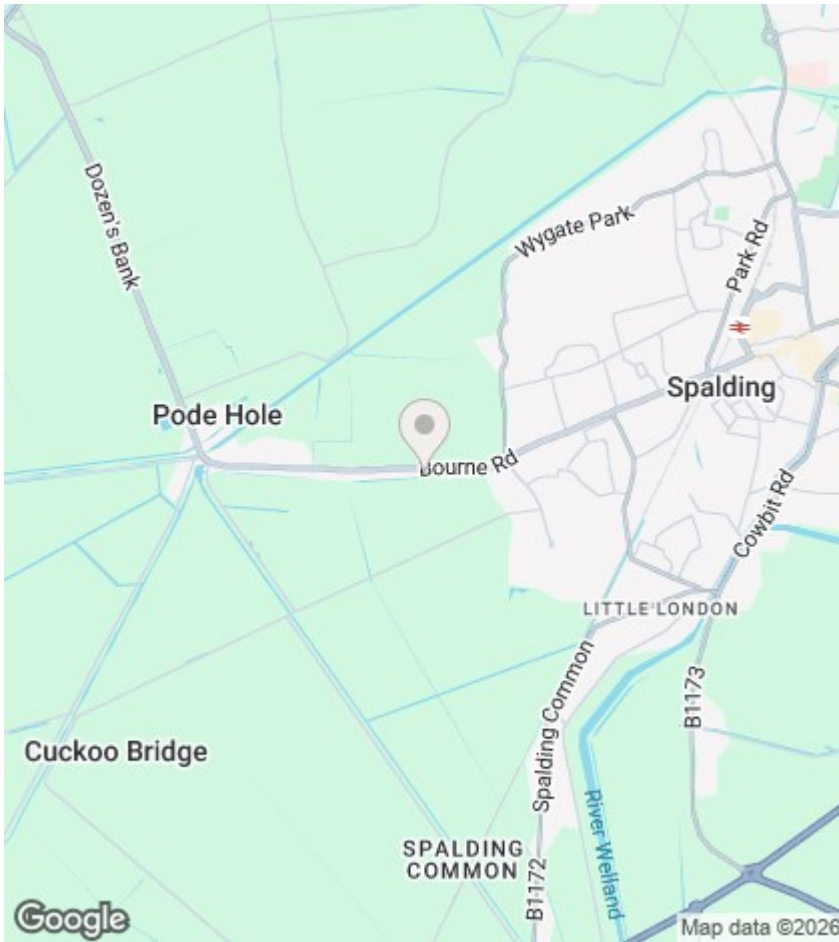
Bedroom 3

8'3 x 6'5

UPVC double glazed window to the rear enjoying field views, radiator, power points with USB charging points, skimmed ceiling and airing cupboard.

Outside

The property has gravel off-road parking for four cars with side gated access leading to the rear garden which is enclosed by panel fencing. It enjoys open field views to the rear, has a shed, lock store, newly installed septic tank, the rest is laid to lawn, there's a patio seating area and the gazebo is separate negotiation.



Directions

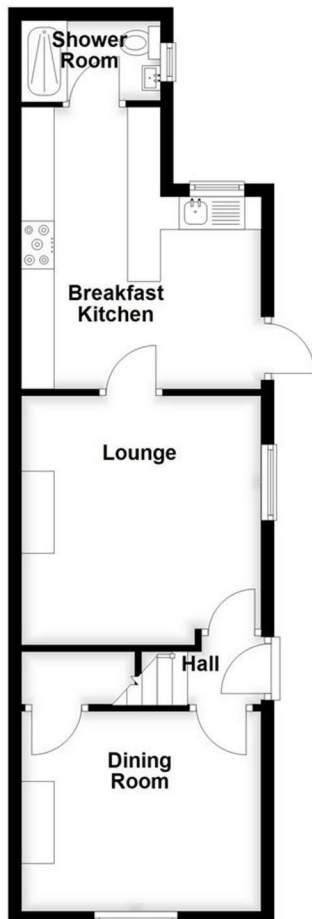
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor
Approx. 35.5 sq. metres (382.3 sq. feet)

