



Bourne Road, SPALDING PE11 3LJ

welcome to

Bourne Road, SPALDING

Extended four double bedroom detached family home, OUTSKIRTS OF TOWN LOCATION & CLOSE TO AMENITIES. Two reception rooms, CONSERVATORY, kitchen, utility & DOUBLE GARAGE CONVERSION. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Ample off road parking & 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.

Heated towel rail. 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.

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.

Bedroom Three

10' 8" x 9' 5" (3.25m x 2.87m)

Having Built in wardrobes. Laminate flooring.

Bedroom Four

9' 8" x 9' 5" (2.95m x 2.87m)

Comprising of solid oak flooring.

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.

Victorian style Radiator with a heated towel rail. Fully tiled walls and flooring.

Front

Double gated entrance. Block pave driveway with ample of parking. Side gate access.

Rear Garden

Enclosed via fencing. Low maintenance block paved and astroturfed. 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 FAMILY HOME
- TWO RECEPTION ROOMS, CONSERVATORY, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN WITH OPEN FIELD VIEWS BEHIND

Tenure: Freehold EPC Rating: C

Council Tax Band: D



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