

EST 1770



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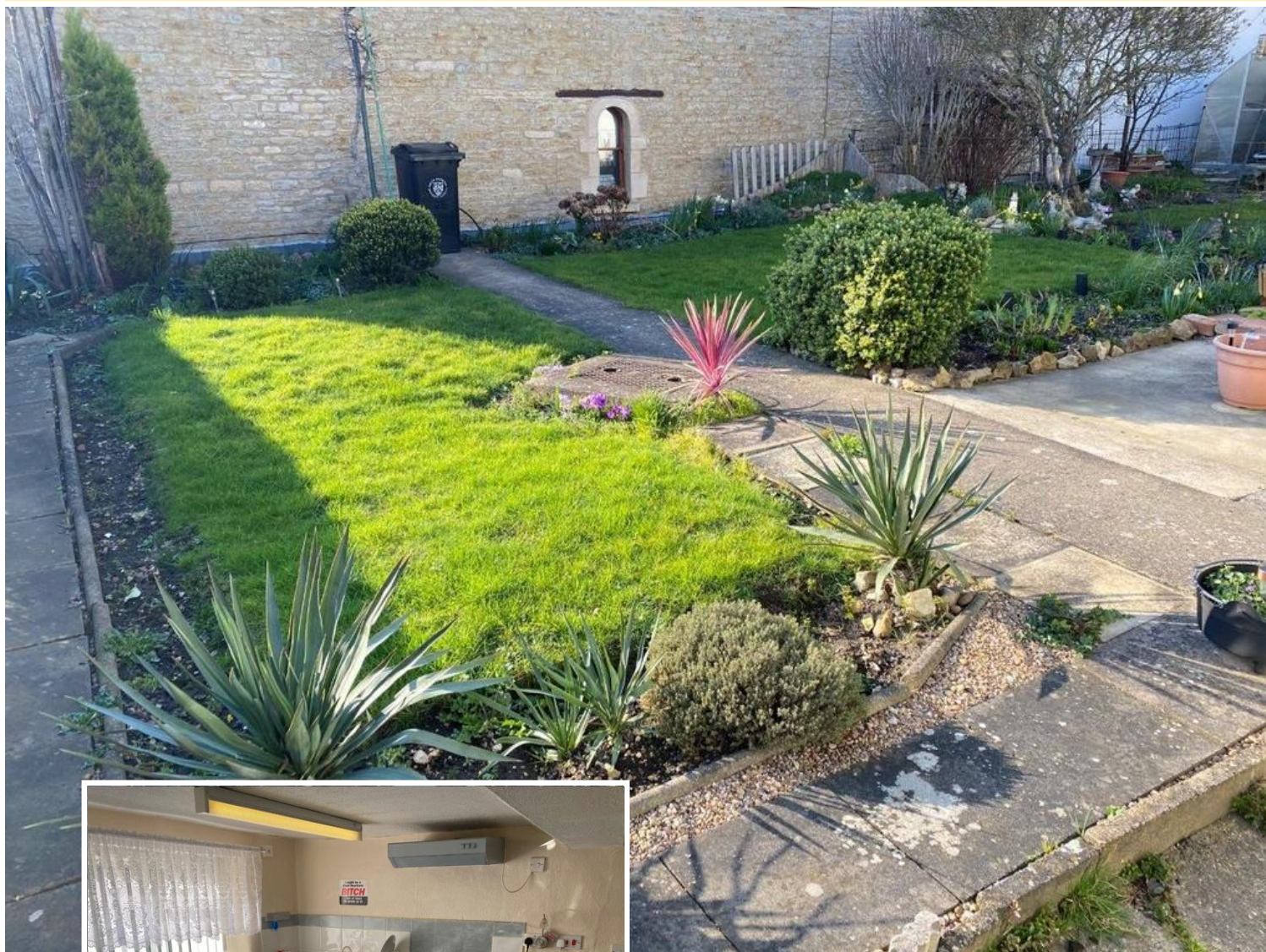
25, Spalding Road, Bourne, Lincolnshire. PE10 9LE

**Stone built semi-detached house in close proximity to
Bourne town centre with Kitchen, Bathroom, Living Room
and Two Bedrooms. No onward chain.**

GUIDE PRICE - £175,000 FREEHOLD

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



KITCHEN

14' 1" x 11' 5" (4.3m x 3.5m) Access through front door into kitchen. Vinyl and carpet flooring with neutral décor. Range of base and wall mounted kitchen units with space for free standing electric cooker. East and west facing windows with west facing entrance door and three storage cupboards.

Understairs cupboard.

BATHROOM

7' 6" x 5' 2" (2.3m x 1.6m) Vinyl flooring with neutral décor and west facing window. Suite includes bath with shower above, WC and basin.



LIVING ROOM

14' 5" x 12' 5" (4.4m x 3.8m) (maximum) Carpeted with neutral décor. West facing window and electric fire.

Stairs leading to first floor landing:



LANDING

Carpeted with neutral decor with storage cupboard.

MASTER BEDROOM

15' 1" x 14' 9" (4.6m x 4.5m) (Restricted height) (max) Carpeted with neutral décor and west facing window.

BEDROOM 2

14' 9" x 16' 0" (4.5m x 4.9m) (Restricted height) (max) Carpeted with neutral décor, south and west facing windows and storage cupboards.



OUTSIDE

The property has the benefit of a west facing garden. Please note that 27 Spalding Road has a right of pedestrian access along the path immediately to the west side of 25 Spalding Road.

SERVICES

The property has the benefit of mains water, foul drainage, electric and gas.

COUNCIL TAX BAND

Band B

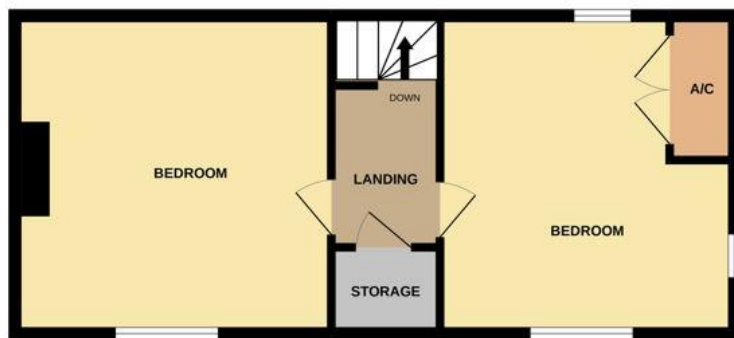
LOCATION

From the centre of town proceed along the A151 towards Spalding (Abbey Road) which continues onto Spalding Road. The property is situated on the north side of Spalding Road, highlighted by an R Longstaff and Co For Sale board.





1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TENURE

Freehold

LOCAL AUTHORITIES

South Kesteven District Council: 01476 406080
Anglian Water Services Ltd.: 0800 919155
Lincolnshire County Council: 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 15111

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co.
73b Abbey Road
Bourne
Lincolnshire
PE10 9EN

CONTACT

T: 01778 420406
F: 01778 420749
E: boume@longstaff.com
www.longstaff.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		