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# Longstaff<sup>COM</sup>

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



## **27 Spalding Road, Bourne, Lincolnshire. PE10 9LE**

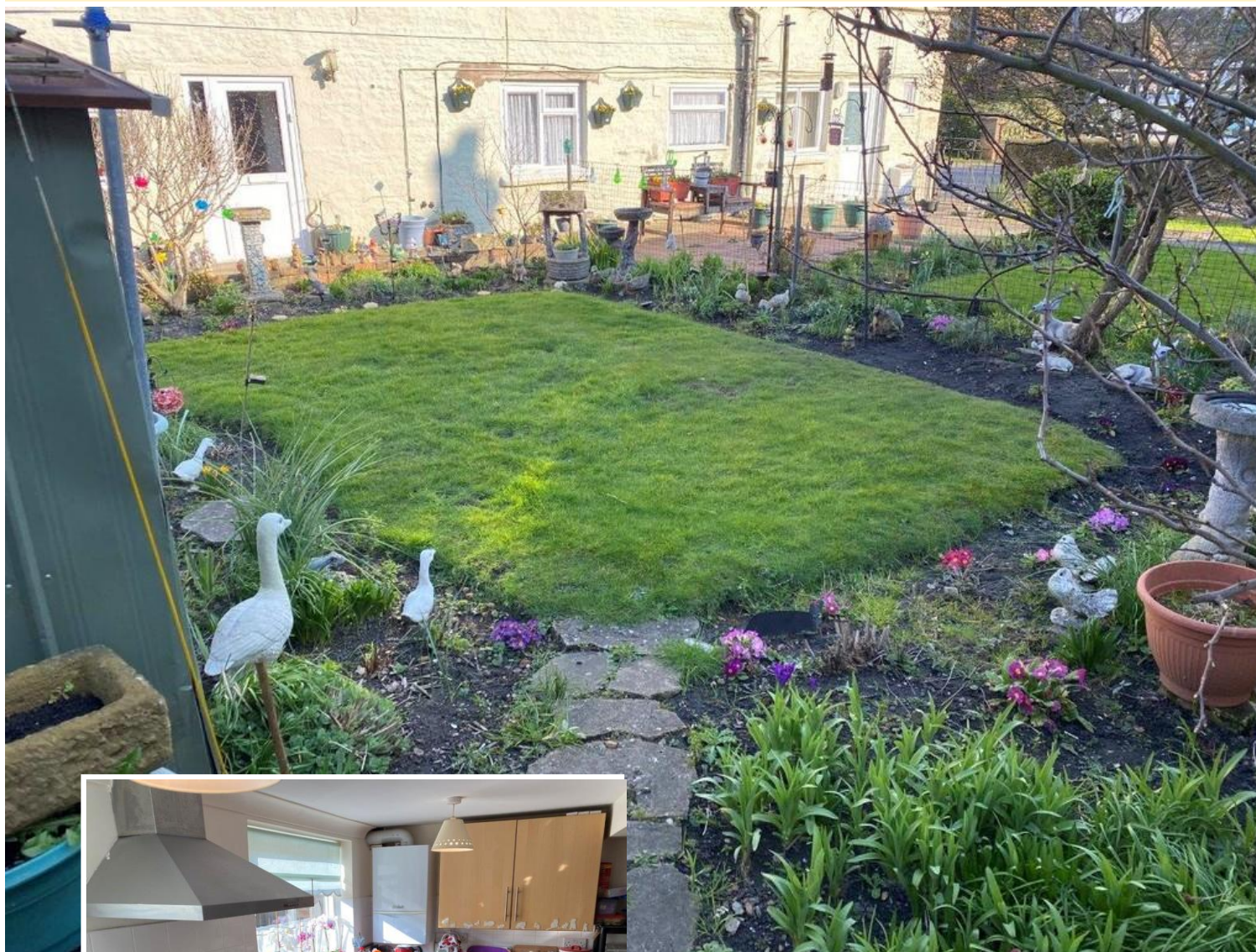
### **Guide Price £150,000 Freehold**

Stone built, two-bedroom, semi-detached house, situated in close proximity to Bourne Town Centre. No onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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





#### 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.





### **LIVING ROOM**

14' 5" x 11' 5" (4.4m x 3.5m) (maximum) Access through west facing door into living room with east facing window, carpet flooring, neutral décor and open fire.

### **KITCHEN**

12' 5" x 12' 9" (3.8m x 3.9m) (maximum) East window and two west facing windows with vinyl flooring and neutral décor.

Understairs cupboard. Base and wall mounted kitchen units with sink and drainer, electric oven and gas hob. Space for washing machine.

Stairs leading to first floor landing.

### **FIRST FLOOR LANDING**

With single panel radiator, carpeted in neutral décor.

### **MASTER BEDROOM**

14' 5" x 12' 5" (4.4m x 3.8m) (Restricted height) (maximum)

Carpeted with neutral décor, loft access, west facing window and double panel radiator.

### **BEDROOM 2**

5' 10" x 12' 9" (1.8m x 3.9m) (Restricted height) Neutral carpet and décor with north facing window.

### **BATHROOM**

5' 10" x 9' 6" (1.8m x 2.9m) (Restricted height) Cork effect flooring with neutral decor and north facing window. Suite includes WC, basin and bath with shower above.

### **GARDEN**

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.

The property also has the benefit of a number of outbuildings located on the west side of the property including a coal shed (measuring approx. 2.5m (maximum) x 1.8m (maximum) internally).

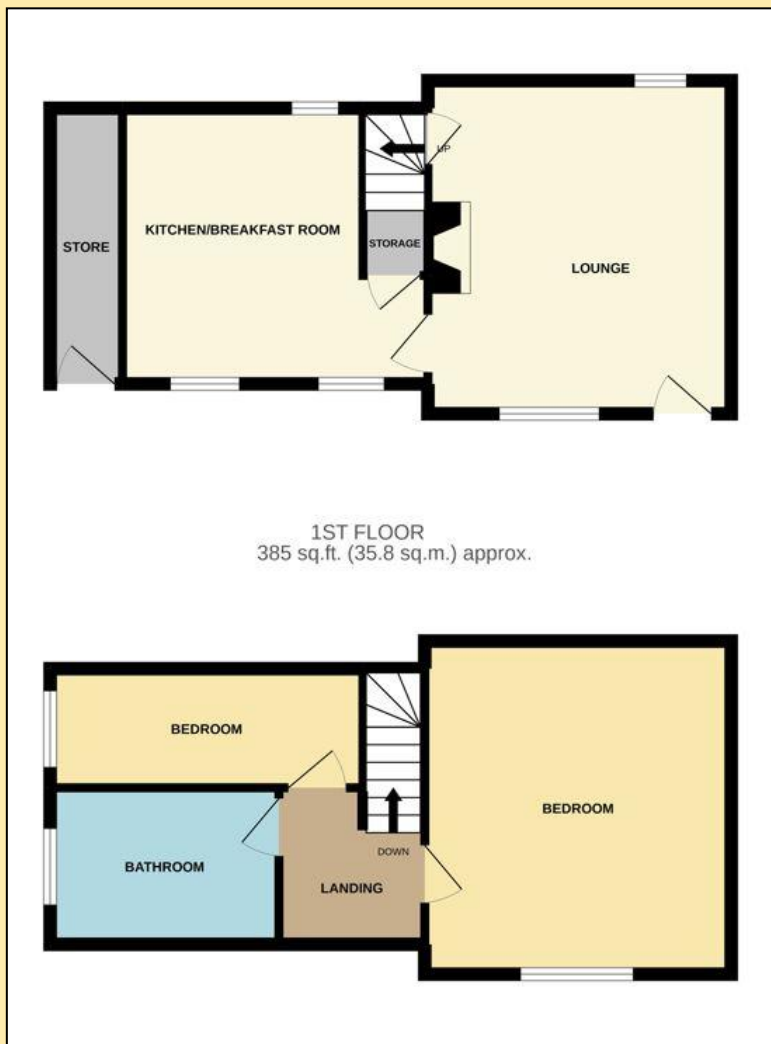
The property has the benefit of a store building on the north side of the property (within the house), this measures approximately 0.75m x 3.8m internally.

### **SERVICES**

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

### **COUNCIL TAX BAND**

Council Tax Band B.



#### 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: 15112

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.  
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PE10 9AE

#### CONTACT

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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		