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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



102 Bourne Road, Spalding PE11 1JR

GUIDE PRICE - £310,000 Freehold

- Nicely Presented
- Four Bedrooms
- Close to Town
- Extensive Off Road Parking
- Must View to Appreciate

Nicely presented 4 bedroom detached residence situated on an edge of town location with accommodation comprising of Entrance Porch, Entrance Hallway, Lounge/ Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Galleried Landing, 4 Bedrooms, Family Bathroom. Extensive off road parking with turning bay, mature front and rear gardens. Must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC double glazed sliding patio doors to the front elevation leading into:

ENTRANCE PORCH

3' 8" x 6' 6" (1.14m x 1.99m) With inset downlighter, tiled flooring, leading to obscured glazed door with matching obscure glazed panel to the side elevation leading into:

ENTRANCE HALLWAY

6' 6" x 11' 10" (1.99m x 3.62m) With textured and coved ceiling, centre light point, single radiator, laminated flooring, telephone point, central heating thermostat, stairs leading off to the first floor galleried landing.

CLOAKROOM

4' 11" x 4' 9" (1.50m x 1.47m) With textured ceiling, centre light point, part tiled walls, extractor fan, fitted with a two piece suite comprising low level WC and pedestal wash hand basin.



LOUNGE

11' 10" x 14' 9" (3.63m x 4.51m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, 2 x TV points, BT point, double radiator, feature oak fire surround with marble effect inserts and hearth, fitted electric fire, double glazed doors leading into:

DINING ROOM

10' 0" x 11' 9" (3.05m x 3.60m) With UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the side elevation, textured and coved ceiling with centre light point, single radiator, fitted oak affect laminated flooring. Box opening into:

KITCHEN/BREAKFAST ROOM

8' 8" x 17' 2" (2.65m x 5.25m) With UPVC double glazed window to the rear elevation, obscured UPVC double glazed to the side elevation, skimmed ceiling with inset LED lighting, vinyl plank floor covering, double radiator, fitted with a wide range of base units, drawer units and eye level units with preparation surfaces over tiled splash backs, inserts stainless steel sink with mixer tap, space for fridge/freezer, integrated Candy full sized dishwasher, integrated Belling stainless steel canopy extractor hood, integrated stainless steel 4 gas ring hob, integrated Belling double gas oven. Door off into:

UTILITY ROOM

5' 2" x 4' 11" (1.60m x 1.51m) With glazed window to the side elevation, skimmed ceiling with centre light point, tiled flooring, fitted worktop, eye level unit, central heating controls, wall mounted Worcester Bosch boiler, plumbing and space for automatic washing machine, space for tumble dryer.

Stairs leading off to:

FIRST FLOOR GALLERIED LANDING

6' 5" x 15' 1" (1.96m x 4.62m) UPVC double glazed window to the front elevation, textured and coved ceiling, centre light point, loft access.

MASTER BEDROOM

12' 0" x 13' 9" (3.68m x 4.21m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, TV point.

BEDROOM 2

11' 4" x 10' 4" (3.46m x 3.16m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, TV point.

BEDROOM 3

12' 0" x 11' 9" (3.67m x 3.60m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, TV point.

BEDROOM 4

10' 3" x 9' 2" (3.14m x 2.80m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, recessed storage cupboard housing hot water cylinder with slatted shelving.

BATHROOM

5' 4" x 7' 2" (1.65m x 2.19m) With obscured UPVC double glazed window to the rear elevation, textured ceiling with centre light point, extractor fan, fully tiled walls and flooring, single radiator, three piece suite comprising of low level WC, wash hand basin with Swan mixer tap, P-shaped bath with Swan mixer tap, glass shower screen, Aquastream shower over bath.

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road continue into Bourne Road, follow the road down and the property is situated on the right hand side before traffic lights.





OUTSIDE

To the front of the property there is a tarmac driveway with turning bay, further gravelled area for parking, the garden to the front is mainly laid to lawn with a wide range of mature shrub and tree borders. Gated access to both side elevations leading into side and rear gardens, outdoor lantern lighting, wrought iron gated access to side with paved pathways leading into the rear garden which has outdoor tap area, fenced boundaries to both sides and rear elevation, the garden to the rear is mainly laid to lawn with a wide range of mature shrub and tree borders, glass house. There is a side garden with block paved patio area and further lawned area with wooden garden shed (8ft x 6ft), extensive outdoor lighting, further garden shed with power and lighting.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).

TENURE: Freehold **SERVICES:** All Mains **COUNCIL TAX BAND C**

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 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: 16007

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. LLP, 5 New Road, Spalding, Lincolnshire PE11 1BS

CONTACT

T: 01775 766766 E: spalding@longstaff.com
www.longstaff.com
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		