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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



54 Bourne Road, Spalding PE11 1JW

GUIDE PRICE - £150,000 Freehold

- Requires Modernisation/Improvement
- Close to Town
- 3 Bedrooms
- Gas Central Heating
- Viewing Essential

**** REQUIRES UPDATING/RENOVATION - **** 3 bedroom detached property. Accommodation comprising entrance porch, entrance hallway, lounge diner, kitchen breakfast room, utility room and cloakroom to the ground floor; 3 bedrooms and bathroom to the first floor. Off-road parking, enclosed rear gardens. Gas central heating. No Chain!!!

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC obscure double glazed door leading into:

ENTRANCE PORCH

2' 11" x 7' 1" (0.90m x 2.18m) UPVC double glazed window to the front and side elevations, skimmed ceiling, laminate floor, door into:

ENTRANCE HALLWAY

5' 5" x 14' 11" (1.67m x 4.57m) Coved ceiling, centre light point, radiator, electric consumer unit, understairs storage area, staircase rising to first floor, central heating controls, glazed door into:

LOUNGE

12' 7" x 15' 5" (3.84m x 4.71m) UPVC double glazed bay window to the front elevation, coved ceiling, decorative ceiling rose, centre light point, radiator, wooden fireplace with marble inserts and hearth, square arch into:

DINING ROOM

12' 11" x 12' 7" (3.94m x 3.85m) Coved ceiling, decorative ceiling rose, centre light point, double radiator, laminate flooring, TV point, glazed door into:



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



KITCHEN

5'7" x 18'3" (1.72m x 5.58m) UPVC double glazed window to the side elevation, coved and textured ceiling, 2 strip lights, tiled flooring, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset gas hob and Hotpoint oven, plumbing and space for washing machine/dishwasher, UPVC double glazed window to the side elevation, wooden glazed door to the rear elevation leading into:

INNER LOBBY

4'0" x 6'0" (1.24m x 1.85m) UPVC double glazed door to the side elevation, coved ceiling, centre light point, double radiator, tiled flooring, door into:

CLOAKROOM

UPVC obscure double glazed window to the side elevation, part wood panelling to walls, fitted with a two piece suite comprising low level WC, wash hand basin fitted into vanity unit.

From the Inner Lobby into:

UTILITY ROOM

UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, tiled flooring, range of base units.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

5'4" x 9'1" (1.64m x 2.78m) Coved ceiling, centre light point, access to loft space, UPVC double glazed window to the side elevation, door into:

FAMILY BATHROOM

5'5" x 7'1" (1.67m x 2.18m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with thermostatic shower over, door into:

MASTER BEDROOM

12'1" x 13'1" (3.69m x 3.99m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, fitted wardrobe housing Worcester gas boiler, radiator.

BEDROOM 2

10'0" x 11'1" (3.05m x 3.38m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, fitted wardrobe with hanging rail and shelving, radiator.

BEDROOM 3

7'5" x 9'3" (2.28m x 2.83m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

EXTERIOR

Dwarf brick wall with gravelled driveway providing off-road parking. Side access gate leading into:

REAR GARDEN

Patio area, laid to lawn with fenced boundaries to both side elevations.

AGENTS NOTE

The property is sold 'as seen'. There is some cracking in the property prospective purchasers are advised to carry out their own investigations.

DIRECTIONS

Leave Spalding along Winsover Road proceeding over the level crossing and onto Bourne Road. The subject property is situated on the right hand side.

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).



TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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