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54 Bourne Road, Spalding PE11 1JW

Offers in the Region of £209,000 Freehold

- Renovated 3 Bedroom Detached Property
- Situated on the Edge of the Town Centre
- Enclosed Mature Rear Gardens
- Gas Central Heating
- Viewing Highly Recommended

Refurbished 3 bedroom detached property situated on the edge of the town centre. Accommodation comprising entrance porch, entrance hallway, lounge diner, kitchen breakfast room, utility room (with shower) and cloakroom to the ground floor; 3 bedrooms and newly fitted bathroom to the first floor. Off-road parking, enclosed mature rear gardens. Off-road parking. 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, oak effect laminate floor, door into:

ENTRANCE HALLWAY

5' 5" x 14' 11" (1.67m x 4.57m) Skimmed ceiling, centre light point, radiator, cupboard housing electric consumer unit and gas meter, 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, fitted carpet, 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, oak effect laminate flooring, TV point, glazed door into:



KITCHEN

5' 7" x 18' 3" (1.72m x 5.58m) UPVC double glazed window to the side elevation, coved and skimmed ceiling, 2 spotlight light fittings, oak effect laminate flooring, double radiator, newly fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, space for electric cooker, plumbing and space for washing machine/dishwasher, glazed door 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, oak effect laminate flooring, door into:



CLOAKROOM

UPVC obscure double glazed window to the side elevation, newly fitted with a two piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below.

From the Inner Lobby into:

UTILITY AND SHOWER ROOM

UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, laminate flooring, shower cubicle with fitted thermostatic shower over.

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 ceiling, centre light point, radiator, newly fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, 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 ceiling, centre light point, fitted cupboard 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 ceiling, centre light point, radiator.

BEDROOM 3

7' 5" x 9' 3" (2.28m x 2.83m) UPVC double glazed window to the front elevation, coved 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 a wide range of mature shrub and tree borders, fenced boundaries to both sides and to the rear elevations. Hard standing ideal for garage or workshop.

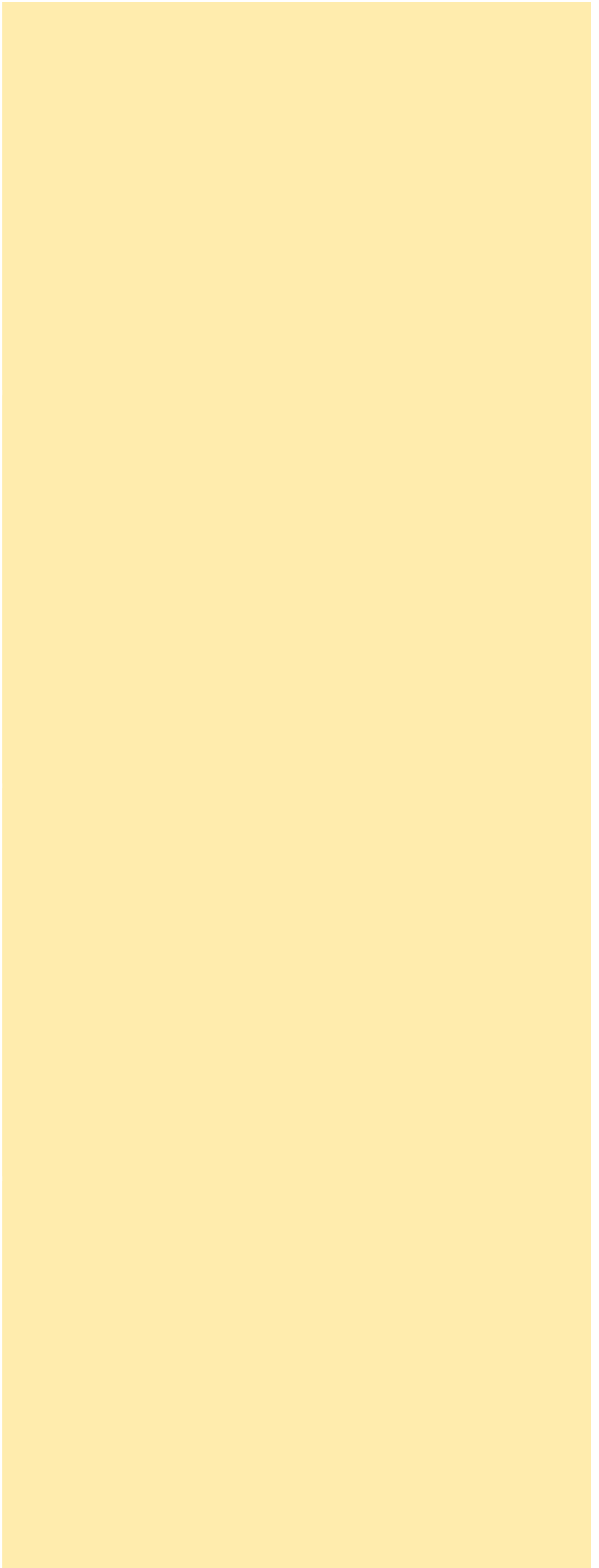
DIRECTIONS

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).







GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

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Ref: S11486

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.

ADDRESS

R. Longstaff & Co LLP.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 E: spalding@longstaff.com
www.longstaff.com

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		

