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157 Bourne Road, Spalding PE11 3LJ

**£254,800 Freehold**

- Field Views to the Rear
- Separate Dining Room and Conservatory
- Shower Room
- Gas Central Heating
- Viewing Recommended

Well presented 2 bedroom bungalow situated on the edge of town. Accommodation comprising entrance hallway, lounge, dining room, conservatory, 2 double bedrooms, shower room, cloakroom. Off-road parking, single garage, wooden workshop, mature rear gardens with open views beyond.

SPALDING 01775 766766 BOURNE 01778 420406



**ACCOMMODATION**

UPVC double glazed French doors with leaded glazed panels leading into:

**ENTRANCE PORCH**

2' 6" x 5' 6" (0.77m x 1.69m) Tiled floor, obscured UPVC double glazed door with matching full length obscured glazed panels to both sides leading into:

**ENTRANCE HALLWAY**

16' 3" at the widest point x 14' 0" (4.96m at the widest point x 4.27m) Coved ceiling 2 centre light points, double radiator, central heating thermostat, double radiator.

**STORAGE CUPBOARD**

4' 0" x 5' 7" (1.23m x 1.71m) Coat rail and shelving access to loft space.

From the Entrance Hallway a door leads to:

**MASTER BEDROOM**

12' 4" x 14' 1" (3.77m x 4.30m) UPVC double glazed window to the front elevation, coved ceiling, 2 centre light points, radiator.

**SHOWER ROOM**

6' 7" x 8' 7" (2.02m x 2.63m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, fully tiled walls, tiled



floor, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, walk-in double shower enclosure with fitted thermostatic Mira shower over.

**CLOAKROOM**

3' 1" x 6' 6" (0.96m x 2.0m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over.

**BEDROOM 2**

10' 4" x 15' 3" (3.16m x 4.66m) UPVC double glazed window to the rear elevation, coved ceiling, 2 centre light points, double radiator.

From the Entrance Hallway an obscured wooden glazed door leading into:



**KITCHEN BREAKFAST ROOM**

9' 10" x 15' 5" (3.02m x 4.70m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, strip light, part tiled walls, tiled flooring, double radiator, larder cupboards, Worcester Bosch gas boiler (recently fitted), fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for slim-line dishwasher, space for fridge freezer, integrated electric fan assisted oven, integrated Panasonic microwave, integrated 4 ring gas hob, extractor fan, obscured wooden glazed door into Dining Room.

**LOUNGE**

12' 0" x 20' 3" (3.67m x 6.18m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevations, 2 radiators, TV point, telephone point, feature limestone fireplace with insert and hearth with fitted electric coal effect fire, coved ceiling, 2 centre light points, 3 double wall lights, sliding door leading into:



**DINING ROOM**

9' 10" x 11' 6" (3.01m x 3.53m) UPVC double glazed window to the side elevation, coved ceiling, centre light point, double radiator, UPVC double glazed French doors to the rear elevation leading into:

**CONSERVATORY**

8' 8" x 10' 2" (2.65m x 3.12m) Dwarf brick wall and UPVC construction, solid roof, UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed door to the side elevation, fitted laminate flooring, double radiator, double wall light.

From the Entrance Hallway a wooden obscured glazed door leading into:



**FURTHER PORCH**

Obscured UPVC double glazed door to the side elevation.

**EXTERIOR**

Chain link fence to the front with concrete driveway and further gravelled area providing multiple off-road parking for vehicles. The garden to the front is mainly laid to lawn with shrub and tree borders. Extensive lighting.

**ATTACHED GARAGE**

9' 1" x 17' 6" (2.77m x 5.34m) Electric roller door, obscured wooden glazed window to the side, wooden obscured glazed door to the rear elevation, power, lighting, electric consumer unit board, gas meter.

Electric car charging point.



**WOODEN WORKSHOP**

5' 10" x 17' 8" (1.8m x 5.39m) Power and lighting, centre strip lighting, power points, glazed windows.

**REAR GARDEN**

Extensive raised patio area, external lighting, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders, field views beyond.

**DIRECTIONS**

From Spalding proceed in a westerly direction along Winsover Road continue into Bourne Road and at the traffic lights at the Monks House Lane junction proceed straight on into the continuation of Bourne Road and the property is situated on the left hand side.

GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Mains water and electricity. Gas central heating. Drainage to a septic tank.

**COUNCIL TAX BAND** B

**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:** S11862

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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