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**181 Bourne Road, Spalding PE11 3LJ**

**£227,500 Freehold**

- Detached 2 Bedroom Bungalow
- Off-Road Parking For Several Vehicles, Garage
- Conservatory and Study/Dining Room
- Field Views to the Rear
- Viewing Recommended

3 bedroom detached bungalow situated on the edge of town. Accommodation comprising entrance porch, entrance hallway, lounge, kitchen, shower room, 3 bedrooms and conservatory. Mature gardens to the rear, multiple off-road parking, single garage.

SPALDING 01775 766766 BOURNE 01778 420406





## ACCOMMODATION

### OPEN PORCH

2 lantern lights, wooden obscured glazed door with matching obscured glazed panels to the side leading into:

### ENTRANCE HALLWAY

14' 11" x 11' 9" (4.57m x 3.60m) maximum Coved and textured ceiling, centre light point, access to loft space, smoke alarm, vinyl mosaic flooring, radiator, central heating thermostat, storage cupboard off housing Worcester Bosch boiler with slatted shelving, door to:

### LOUNGE

11' 4" x 18' 0" (3.47m x 5.51m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, 2 centre light points, double radiator, dimmer switch, Walnut effect laminate flooring, TV point, telephone point, feature brick fireplace with wooden mantle.

From the Entrance Hallway a door leads into:





#### **BEDROOM 1**

10' 7" x 10' 5" (3.25m x 3.19m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

#### **BEDROOM 2**

8' 2" x 10' 9" (2.49m x 3.30m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

#### **STUDY/DINING ROOM**

7' 6" x 8' 0" (2.30m x 2.45m) UPVC double glazed French doors leading into Conservatory, coved and textured ceiling, centre light point, radiator, vinyl mosaic flooring.

#### **CONSERVATORY**

8' 0" x 9' 5" (2.45m x 2.88m) Dwarf brick wall and UPVC construction, UPVC double glazed windows to both sides and to the rear elevations, UPVC double glazed door to the rear elevation, tiled flooring, power points, centre spotlight fitting.

From the Entrance Hallway a door leading into:

#### **SHOWER ROOM**

6' 11" x 7' 5" (2.12m x 2.27m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with taps, fully tiled cubicle with fitted power shower over.

From the Entrance Hallway a door leading into:

#### **KITCHEN**

10' 5" x 10' 10" (3.19m x 3.32m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre strip light, tiled flooring, fitted with a wide range of base and eye level units, display glazed units, work surfaces over, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for gas cooker, space for fridge and freezer, UPVC obscured double glazed door to the side elevation.

#### **EXTERIOR**

Extensive gravelled driveway with shrub and tree borders to the front elevation. Electric sockets, gated access to further concrete paved area for parking.

#### **REAR GARDEN**

Extensive patio area, raised decking, cold water tap, lighting, wooden garden shed, mainly laid to lawn with a wide range of mature shrubs and tree borders, field views to the rear elevation.

#### **GARAGE**

Up and over door, power and lighting.

#### **WOODEN GARDEN SHED**

#### **DIRECTIONS**

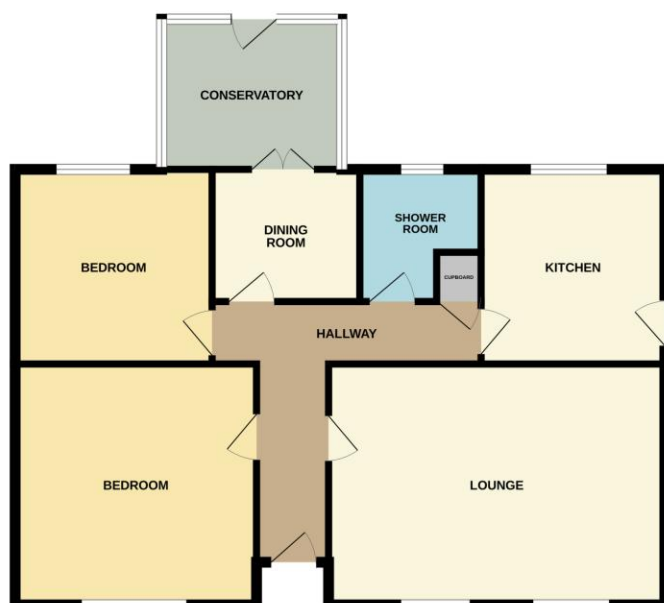
From Spalding proceed in a westerly direction along Winsor Road continue into Boume Road and at the traffic lights at the Monks House Lane junction proceed straight on into the continuation of Boume Road and the property is situated on the left hand side.

#### **AMENITIES**

Local amenities within walking distance including Monks House Primary School, butchers shop, general stores etc. The town centre is just over a mile distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The property is also conveniently situated for access via PODE HOLE and South Drove to the south of town and the A16 to Peterborough (18 miles) from where there is a fast train with London's Kings Cross minimum journey time 48 minutes.



# GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, rooms, areas 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.  
Made with Mapbox 12/2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## TENURE Freehold

**SERVICES** Bio Chester drainage system. Mains water and electricity. Gas central heating.

## 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: S11866

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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