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267 Bourne Road, Spalding PE11 3LW

£172,950 Freehold

- Recently Refurbished/Extended
- 3 Bedrooms
- Recently Replaced Windows and Doors
- Edge of Town Location
- Viewing Recommended

Ideal family home/first time buyers Superbly presented end terrace property which has been recently refurbished and extended with accommodation comprising entrance porch, lounge, kitchen breakfast room, bathroom, open plan 2nd reception room to the ground floor; 3 double bedrooms (en-suite to the master). Ample off-road parking, garage, gardens. Gas central heating.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Side entrance with UPVC composite obscure double glazed door into:

ENTRANCE PORCH

4' 1" x 4' 6" (1.27m x 1.39m) Coved and textured ceiling with inset LED lighting, electric consumer unit, smoke alarm, double radiator, dado rail, staircase rising to first floor, door to:

LOUNGE

14' 4" into bay x 16' 4" (4.39m into bay x 5.00m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, 2 wall lights, double radiator, TV point, telephone point, electric fire, understairs storage, wooden glazed door into:

KITCHEN BREAKFAST ROOM

8' 8" x 12' 4" (2.65m x 3.76m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, wood plank laminate flooring with lighting, recently fitted with a wide range of base, eye level and



drawer units with work surfaces over, tiled splashbacks, under cabinet lighting, integrated appliances including dishwasher, stainless steel gas hob with extractor hood over and stainless steel fan assisted electric oven, door into:

FAMILY BATHROOM

6' 7" x 9' 4" (2.03m x 2.86m) Skimmed ceiling, fitted LED lighting, extractor fan, tiled flooring, stainless steel heated towel rail, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, 'P' shaped bath with mixer tap and glass shower screen with fitted thermostatic shower over.

From the Kitchen Breakfast Room an opening into:

OPEN PLAN RECEPTION ROOM 2

12' 2" x 18' 9" (3.72m x 5.74m) Skimmed ceiling, fitted LED lighting, dimmer switch control, double radiator, TV point, UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, 2 electric Velux windows, bi-fold doors to the rear elevation, wooden plank laminate flooring, storage cupboard off housing washing machine and tumble dryer, further storage cupboard off.

From the Entrance Porch the staircase rises to:

HALF LANDING

UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

Coved and textured ceiling, fitted LED lighting, central light, door to:

MASTER BEDROOM

9' 8" x 13' 3" (2.96m x 4.05m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, TV point, door to:

EN-SUITE

3' 2" x 9' 6" (0.97m x 2.92m) Textured ceiling, inset LED lighting, vinyl flooring, extractor fan, medicine cabinet, storage cupboard off housing Glow Worm boiler with tank and shelving. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, fully tiled shower cubicle with shower.



BEDROOM 2

9' 1" x 12' 0" (2.79m x 3.66m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

BEDROOM 3

9' 2" x 10' 2" (2.80m x 3.10m) Textured ceiling, centre light point, access to loft space, UPVC double glazed window to the rear elevation, radiator.

EXTERIOR

Shared driveway to the side with tarmac parking area providing multiple off-road parking, external lighting, cold water tap.

GARAGE

13' 7" x 22' 6" (4.16m x 6.88m) Up and over door, glazed window to the side elevation, UPVC double glazed window to the side elevation, galvanised door to the side elevation, wooden access door to the rear elevation.

REAR GARDEN

Extensive lighting, raised decking, flagstone patio area with raised shrub borders, central water feature, the garden is mainly laid to lawn with raised shrub borders. Fenced boundaries to both sides and to the rear elevation.





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 the left hand side.

AMENITIES

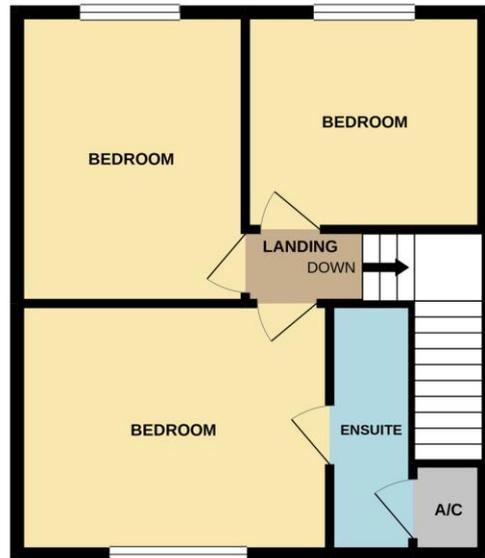
Local amenities within walking distance including Monks House Primary School, butchers shop, general stores etc. The town centre is just over a mile distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The property 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
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



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

TENURE Freehold

SERVICES Mains electricity and water. Private drainage. Gas central heating.

COUNCIL TAX

Band A

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 that they are present or in working order. Buyers must check these.

Ref: S10700

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.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 F: 01775 762289
 E: spalding@longstaff.co.uk
www.longstaff.co.uk

