

Spalding Road, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1910 sq.ft. (177.5 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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24 Spalding Road, Bourne, Lincolnshire, PE10 0AT

£360,000 Freehold

Winkworth are delighted to offer for sale this individual four bedroom detached family home located on a non-estate position. The property is offered for sale in excellent condition throughout and benefits from, lounge with wooden flooring, separate dining room, modern fitted kitchen with centre island, utility room and downstairs cloakroom. Upstairs there are four bedrooms and a family bathroom. Outside to the front there is a large gated block paved driveway providing ample off-road parking leading to a double garage. The rear garden has a paved patio leading onto a generous lawned area which is fully enclosed. Please call 01778 392807 for more information. EPC band D

Four Bedroom Detached House | Double Garage | Two Reception Rooms | Downstairs
Cloakroom | EPC Rating - D | Council Tax Band E

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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ACCOMMODATION

Part glazed front door and glazed side panel to

Entrance Hall - Second uPVC part glazed front door to Entrance Hallway: Wooden flooring, radiator, pedestrian door to garage.

Lounge - 20'11" (6.38) max x 18'11" (5.77) max TV point, telephone point, living flame electric fire with remote control, lime stone surround, wooden flooring, under stairs storage cupboard, stairs to first floor landing.

Dining Room - 12'2" x 12' (3.7m x 3.66m) Wooden flooring, radiator, French Doors to outside.

Kitchen - 16'2" x 12'2" (4.93m x 3.7m) Fitted wall mounted and cream fronted cupboards, several deep pan drawers and further cupboards with bespoke roller shutter fronts, complimentary wooden worktops, splash back tiling, inset one and a quarte bowl polycarbonate sink and drainer with mixer taps, integral dishwasher, centre island with further cupboards and drawers under, free standing RANGEMASTER oven with five ring gas hob, double oven and warming oven, recessed space for fridge and freezer, inset ceiling spot lights, ceramic floor tiles, vertical radiator. TV point.



Utility Room - Fitted floor standing cupboards and tall larder style cupboard housing gas central heating boiler and space and plumbing for automatic washing machine, inset ceiling spot lights, ceramic floor tiles, part glazed uPVC door to outside.

Cloakroom - 6'4" x 5'5" (1.93m x 1.65m) Low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, chrome heated ladder towel rail. Please note there is plumbing in the cloakroom for a shower which could easily be added.

First Floor Landing - Access to the loft

Bedroom One - 17'2" x 10'5" (5.23m x 3.18m) Built in double wardrobes with matching dressing table and bedside units, TV point, radiator, window to front.

Bedroom Two - 17'8" x 10'10" (5.38m x 3.3m) TV point, access to further roof storage space, TV point, radiator, window to front and rear.

Bedroom Three - 13'5" x 12'2" (4.1m x 3.7m) TV point, radiator, window to rear

Bedroom Four - 15' x 6'10" (4.57m x 2.08m) TV point, radiator, window to front.

Bathroom - 11'10" max x 6'8" max (3.6m max x 2.03m max) Panelled bath with mixer shower attachment, wash hand basin with vanity cupboard, corner shower cubicle with glass curved door, low level WC, fully tiled walls, ceramic floor tiles, inset ceiling spot lights, extractor fan, chrome heated ladder towel rail.

Outside - At the front of this property there are twin opening timber gates and hedging to the remaining boundaries. The remainder of the front garden is laid to a large block paved driveway leading to a double garage and a shaped lawn.

The rear garden is also fully enclosed. It faces south and offers a good degree of privacy. The rear garden is mostly laid to lawn with a good size patio. Included in this sale is a timber summer house.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E

