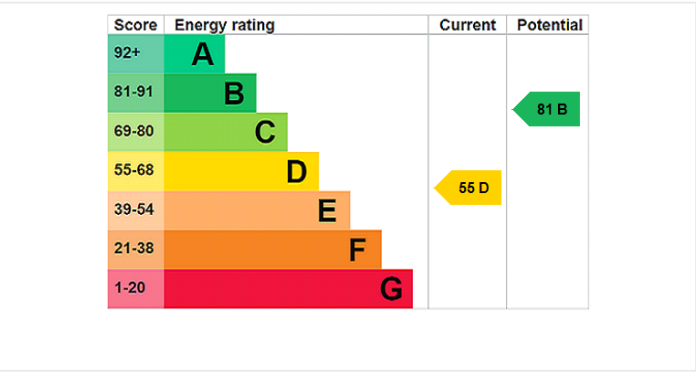
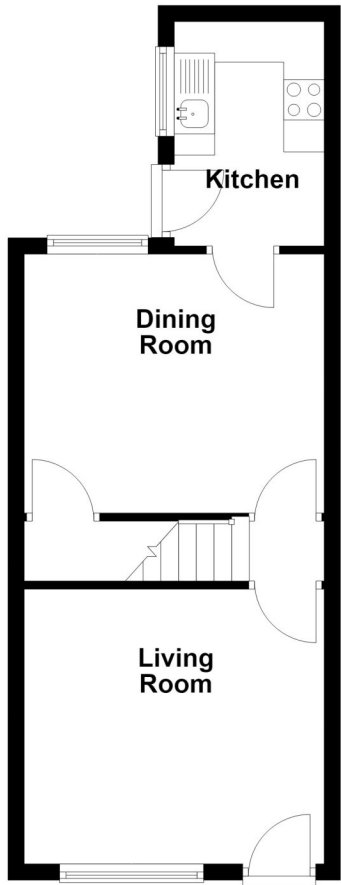
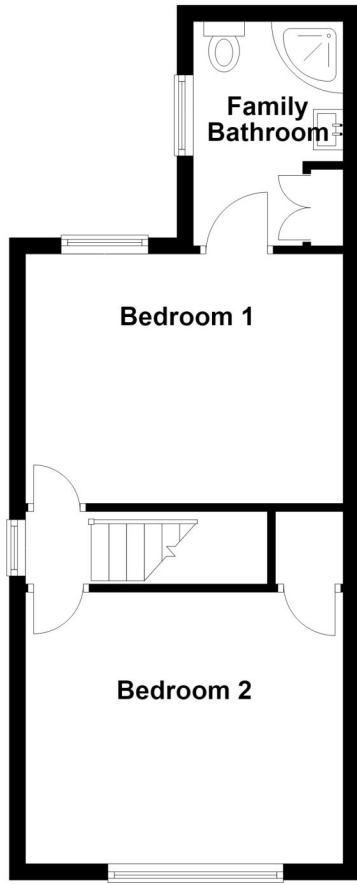




Ground Floor
Approx. 33.3 sq. metres (358.0 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 68.2 sq. metres (733.7 sq. feet)



9 Spalding Road, Bourne, Lincolnshire, PE10 9LE

£150,000 Freehold

This renovated two-bedroom period end-terrace home offers beautifully presented accommodation and is ideally positioned within easy walking distance of Bourne town centre and its excellent range of amenities. Combining the character of an older property with a fresh, modern interior, the home is ready to move straight into and would make an ideal first-time purchase, investment or downsizing opportunity. The accommodation extends to approximately 734 sq. ft. and is arranged over two floors. On the ground floor there is a bright living room, a separate and generously proportioned dining room, and a recently fitted modern kitchen with contemporary units, contrasting work surfaces and integrated cooking appliances. Upstairs, the property offers two good-sized bedrooms, with the principal bedroom benefiting from direct access to a modern bathroom, fitted with a corner shower enclosure, WC, wash hand basin and heated towel rail. The property has undergone a programme of renovation and is presented in a fresh, neutral style throughout, with white décor, modern grey carpeting and updated fixtures and fittings, while retaining the attractive proportions associated with a period home.

Winkworth

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

[winkworth.co.uk/bourne](https://www.winkworth.co.uk/bourne)

See things differently.



Bedroom Two - 12'2" x 11'5" (3.7m x 3.48m) Window to the front, radiator, power points, built in storage cupboard

Outside - The rear garden has fencing to all sides, side access, a brick built outbuilding and offers a great degree of privacy.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B



ACCOMMODATION

Lounge - 12'2" x 11'5" (3.7m x 3.48m) Window to the front, power points, radiator, door leading through to

Dining Room - 12'2" x 10'6" (3.7m x 3.2m) Window to the rear, understairs storage cupboard, power points, radiator and door through to

Kitchen - 9' x 6' (2.74m x 1.83m) Base level units with wortop over, stainless steel sink unit, electric oven and hob with extractor fan over, space for fridge/freezer, power points, door to rear garden and window to the side

Bedroom One - 12'2" x 10'6" (3.7m x 3.2m) Window to the rear garden, power points, radiator, door through to

Family Bathroom - 9' x 6' (2.74m x 1.83m) Low level WC, corner shower cubicle with waterproof wall panelling, wash hand basin set in unit with cupboard below, airing cupboard housing combi boiler, heated towel rail, Window to the side

