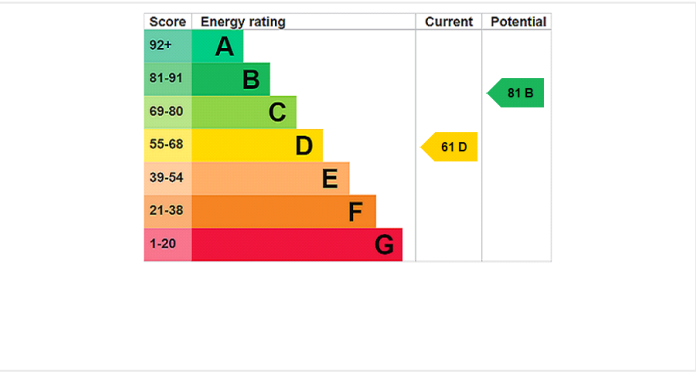




2 Spalding Road, Bourne, Lincolnshire, PE10 9LE

OIEO £200,000 Freehold

Offered for sale with NO CHAIN this two bedroom detached bungalow is located within walking distance of the town centre with all of Bourne's amenities. The property offers excellent accommodation with all principle room off the entrance hall benefiting from, lounge overlooking the front, kitchen/dining room with utility room off, two generous bedrooms and a modern fitted shower room. The property also benefits from gas central heating to radiators and upvc double glazed windows and doors. Outside there is a driveway providing off road parking and a walled courtyard garden making this home a must view.

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

See things differently.



Bedroom One - 12'2" x 11'3" (3.7m x 3.43m) With upvc double glazed french doors onto the rear garden, fitted wardrobes, radiator and power points.

Bedroom Two - 12'2" x 8'4" (3.7m x 2.54m) With upvc double glazed window to the front, fitted wardrobes, radiator and power points.

Shower Room - With walk in corner shower cubicle, low level wc and wash hand basin set in unit with extensive cupboard, tiled walls, tiled flooring, radiator and frosted window.



Outside - To the front there is a walled front garden with gate giving access to the front door. To the side there is a driveway providing off road parking. The rear is a part walled courtyard garden being mainly paved and easy to maintain providing a lovely sitting area.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B

ACCOMMODATION

Porch - With door leading to:

Entrance Hall - With doors to all principle rooms, vinyl wood effect flooring, radiator, power points and door leading to:

Lounge - 15'3" x 11'2" (4.65m x 3.4m) With attractive feature fireplace, upvc double glazed windows to the front and side, radiator and power points.



Kitchen/Dining Room - 13'8" x 11'3" (4.17m x 3.43m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge, space for freezer, wall mounted gas boiler supplying hot water and central heating, part tiled walls, tiled flooring, upvc double glazed windows to the rear and side and door to:

Utility Room - 13'8" x 3'3" (4.17m x 1m) Being half brick with upvc double glazed windows and door to the rear plus space and plumbing for washing machine.

