

Bourne Road, Spalding, Lincolnshire, PE11 1JW.



Kitchen



Lounge



Bedroom



Bathroom



Low Maintenance Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
68	87		41	85	

Energy Performance Certificate

Harrison Rose

Estate Agents Ltd

FOR SALE



Mid-terrace three bedroom family home located in Spalding.

Bourne Road, Spalding, Lincolnshire, PE11 1JW.

- WELL PRESENTED
- THREE BEDROOMS
- DINING ROOM
- BATHROOM
- LOW MAINTENANCE GARDEN

£127,000



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Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Ground Floor

Porch

Entrance door, window to front, door to:

Lounge 4.03m (13'3") max x 3.52m (11'7")

Feature gas fireplace, single radiator, telephone and TV point, double glazed window to front, door to:

Hallway

Stairs leading to landing, door to:

Dining Room 4.05m (13'4") x 3.52m (11'7")

Built-in storage cupboard, single radiator, double glazed double door to rear garden, further door to:

Kitchen 3.52m (11'7") x 2.03m (6'8")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for dishwasher, washing machine and cooker, double glazed window to side, door to:

Inner Hallway

Door to rear garden, built-in cupboard, door to:

Bathroom

Fitted with a four piece suite comprising a bath, pedestal wash hand basin and low-level WC, tiled splashbacks, frosted double glazed window to rear.

First Floor

Landing

Doors to:

Bedroom 1 4.13m (13'7") x 3.53m (11'7")

Double glazed window to front, single radiator.

Bedroom 2 3.52m (11'7") x 3.07m (10'1")

Double glazed window to rear, single radiator

Bedroom 3 3.67m (12'1") x 2.42m (7'11")

Double glazed window to rear, single radiator.

Outside

The front of the property is enclosed via a dwarf wall with pathway leading to front entrance door, with gravel to the side. Low maintenance rear garden, mainly laid to gravel with a patio area, pathway leading to rear of property.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -