

**94 Bourne Road, Spalding, PE11 1JR**

**Guide Price £325,000**

- Extended Allison
- Stunning Kitchen
- Newly Fitted Bathrooms
- 4 Great Size Bedrooms
- Wrap Around Garden

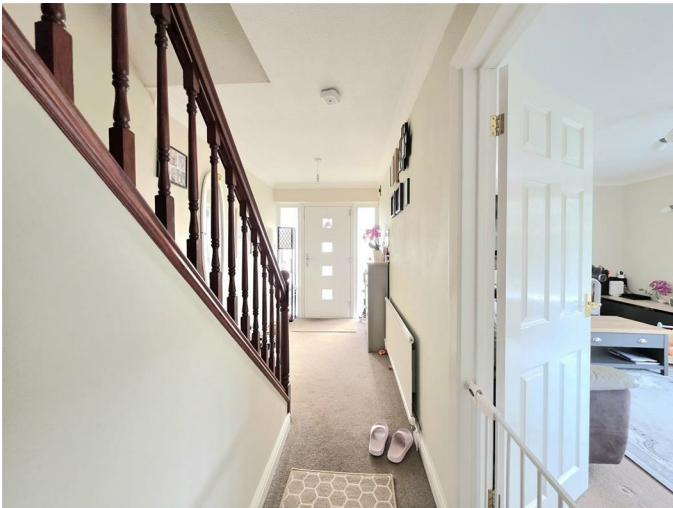
- Well Presented Throughout

"Perfect for a growing family, this cherished property has been lovingly cared for by its current owners for three decades. With thoughtful alterations that optimise its space, and a beautifully landscaped wrap-around garden. Situated close to schools, amenities and town centre, this property really has everything. Book your viewing and see for yourself.

**Entrance Hall 15'1" x 5'11" (4.61m x 1.81m)**



PVC double glazed entrance door to front with glazed side panels. Stairs to first floor landing. Radiator. Telephone point. Carpeted.



**Lounge/Dining Room 26'11" x 12'2" (8.21m x 3.73m)**



PVC double glazed window to front. PVC bay window to side. PVC sliding doors to rear garden. Radiators. Carpeted. Gas fireplace with surround. Wall lighting. Television point.





**Kitchen 11'5" (max) x 8'6" (3.50m (max) x 2.60m)**



Base and wall units with work surface over. Tiled flooring. Part tiled walls. Spot lighting. Integrated microwave and double oven. Plinth lighting. Pantry with shelving.



**Kitchen/Breakfast Room 8'10" x 16'6" (2.71m x 5.04m)**



PVC double glazed window to rear. PVC double glazed French doors to rear aspect. Skylights. Spot lighting. Tiled flooring. Base units with plinth lighting. Hob with extractor over. Stainless steel sink with drainer and mixer tap over. Wine Fridge. Integrated larder and dishwasher. Radiator.



**Utility Room 5'11" x 7'5" (1.82m x 2.28m)**

PVC double glazed door to side. Door to cloakroom. Tiled flooring. Base and wall units with work surface over. Part tiled walls. Space and plumbing for washing machine and tumble dryer. Stainless steel sink with drainer and mixer tap over.

**Cloakroom**

PVC double glazed window to side. Wash hand basin. Toilet. Tiled walls.

**First Floor Landing 15'2" x 7'5" (4.64m x 2.28m)**



Carpeted. Doors to bedrooms and bathroom.

**Bedroom 1 13'7" x 16'1" (4.16m x 4.92m)**



Two PVC double glazed windows to front. Carpeted. Radiators. Spot lighting. Fitted wardrobes.



**En-suite 2'10" x 8'0" (0.88m x 2.45m)**

PVC double glazed window to side. Toilet. Wash hand basin set in vanity unit with cupboard beneath. Heated towel rail. Tiled walls. Shower cubicle.

**Bedroom 2 14'1" x 10'8" (4.31m x 3.26m)**



PVC double glazed window to front and side. Wood effect laminate flooring. Radiator.

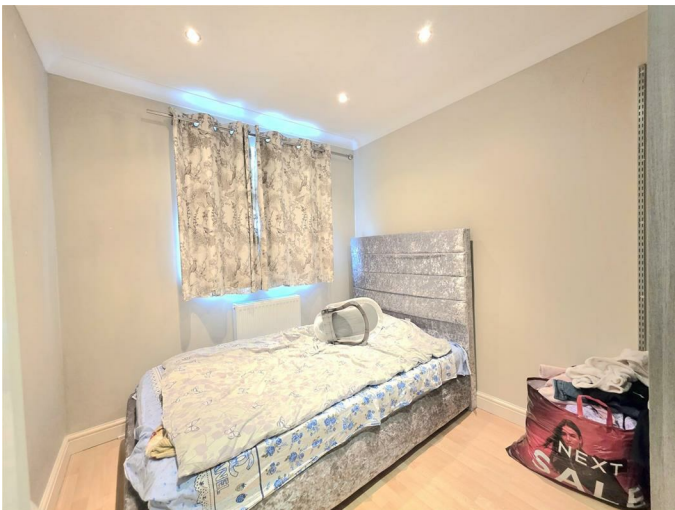


**Bedroom 3 12'5" x 10'8" (3.80m x 3.26m )**



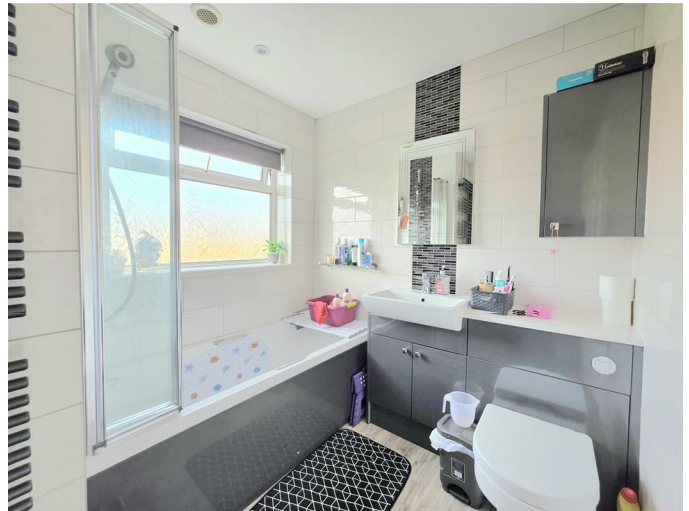
PVC double glazed window to side. Wood effect laminate flooring. Radiator. Spot lighting.

**Bedroom 4 9'9" x 8'1" (2.99m x 2.48m)**



PVC double glazed window to rear. Wood effect laminate flooring. Radiator. Spot lighting.

**Bathroom 6'9" x 7'5" (max) (2.06m x 2.28m (max))**



PVC double glazed window to rear. Panelled bath with shower over. Wash hand basin and toilet set in vanity with cupboard. Tiled walls. Wall cupboard.

**Outside**

The front of the property has a spacious driveway offering plenty of off-road parking space. A lawn area with mature trees, shrubs, and hedges. Access to the rear garden through gated entry. Vehicular access to the single garage. The rear garden is surrounded by well-established hedges, featuring a combination of lush lawn and paved spaces, ideal for seating and entertaining. It also boasts outdoor lighting.

**Garage 19'4" x 8'1" (5.91m x 2.48m)**

Up and over door. Power and lighting.

**Property Postcode**

For location purposes the postcode of this property is: PE11 1JR

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold  
Council tax band: C  
Annual charge: No  
Property construction: Brick built  
Electricity supply: Octopus Energy

Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Gas central heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage  
Building safety issues: No  
Restrictions: No  
Public right of way: No  
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
Coastal erosion risk: No  
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: D67

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

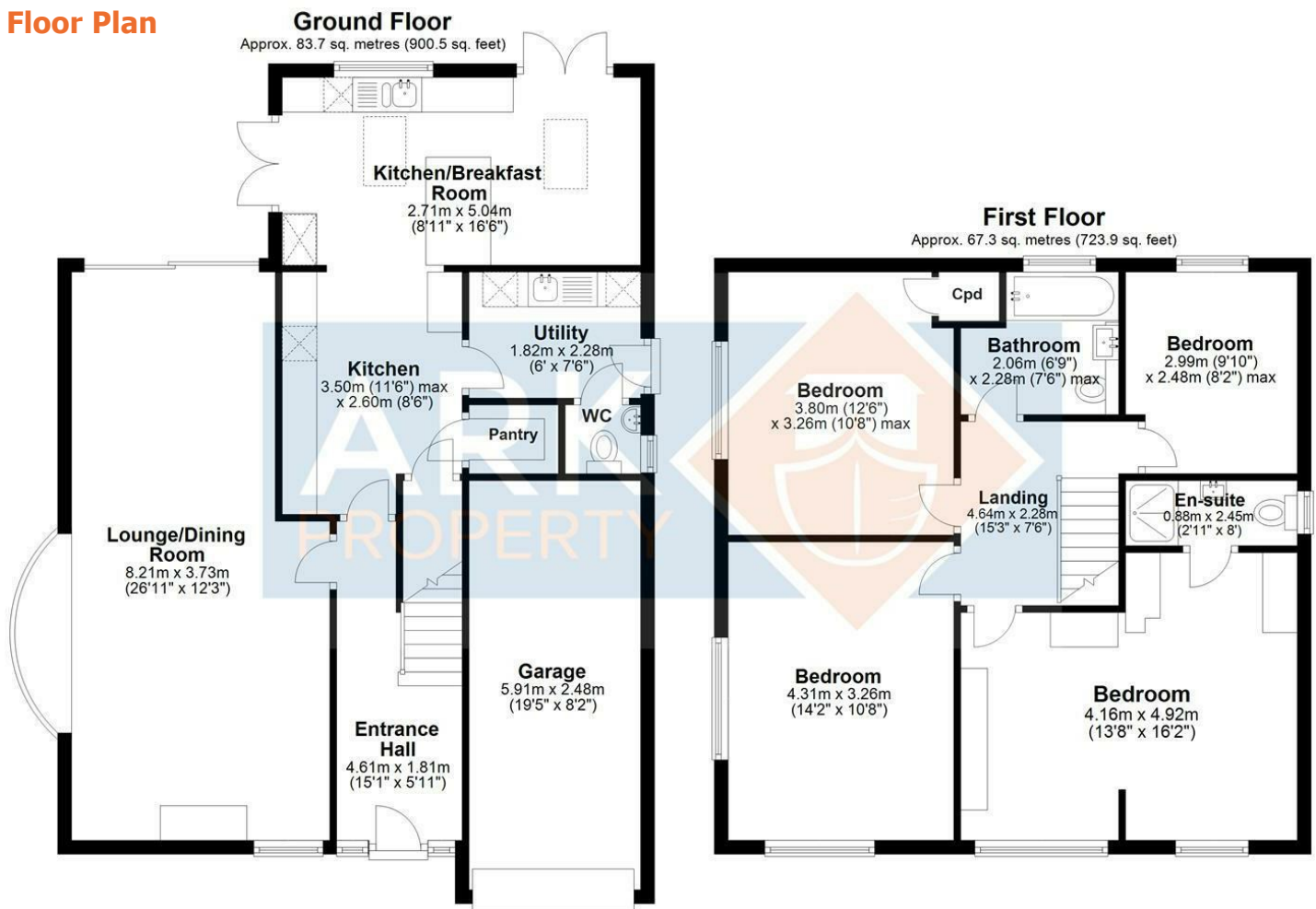
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

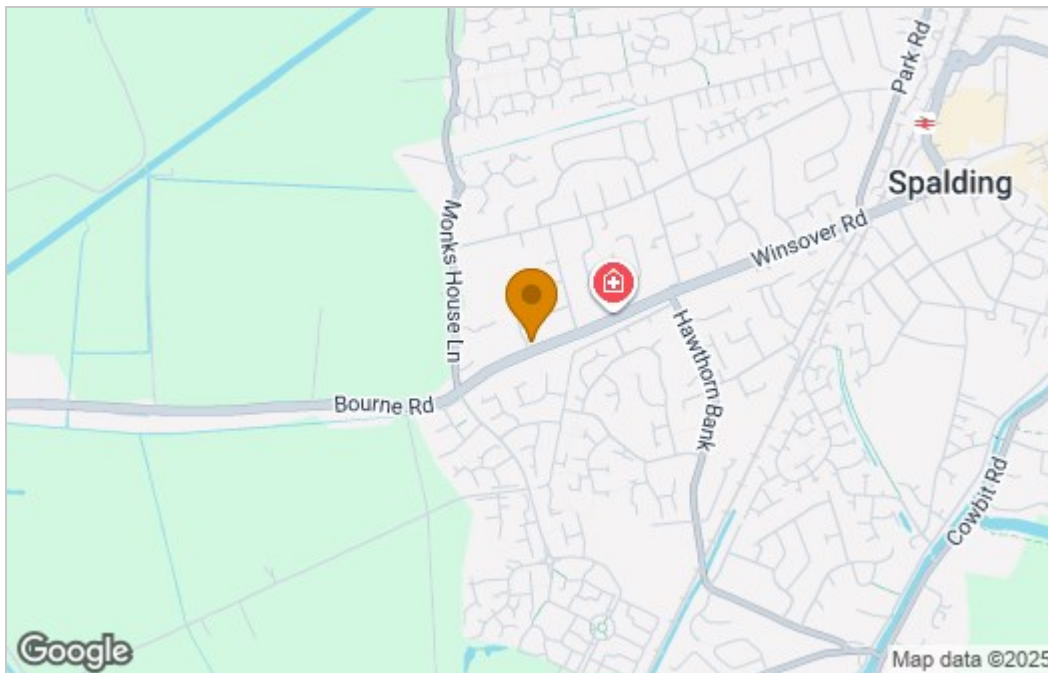
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## Floor Plan

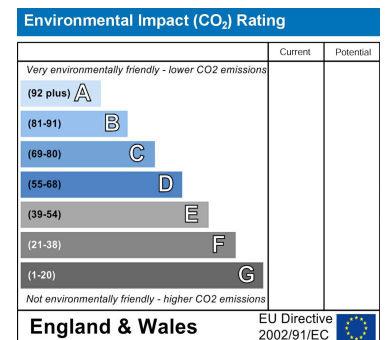
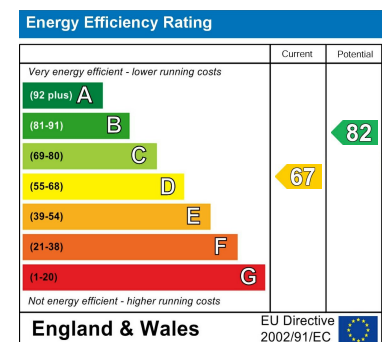


Total area: approx. 150.9 sq. metres (1624.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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