



Bourne Road, Pode Hole SPALDING PE11 3LL

welcome to

Bourne Road, Pode Hole SPALDING

IMMACULATELY PRESENTED, THREE/FOUR BED DETACHED CHALET, upgraded & improved by current owners. Lounge diner, kitchen & conservatory. DOWNSTAIRS BATHROOM & UPSTAIRS SHOWER ROOM. In & out gravel driveway, INTEGRAL SINGLE GARAGE & fully enclosed garden with ARCTIC CABIN BAR FOR ENTERTAINING



Entrance Hall

having stairs to first floor, vinyl flooring and doors off to both ground floor bedrooms, bathroom and to:

Lounge Diner

21' 5" max x 21' 2" max (6.53m max x 6.45m max)
an 'L'-shaped room with feature open fireplace and tiled hearth. Sliding uPVC door to rear garden, vinyl flooring and door to:

Kitchen

12' 5" x 9' 10" (3.78m x 3.00m)
having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Integrated electric oven, grill, five ring induction hob, extractor, fridge freezer and dishwasher. Space for washing machine, vinyl flooring, wall mounted gas boiler and door to inner hall leading to integral garage and to:

Conservatory

8' 4" x 10' 10" (2.54m x 3.30m)
having vinyl flooring and side door to rear garden

Bedroom 3

12' 2" x 10' 11" (3.71m x 3.33m)
vinyl flooring

Bedroom 4

10' 1" x 10' 10" max (3.07m x 3.30m max)
vinyl flooring

Landing

Bedroom 1

10' 3" x 14' 5" (3.12m x 4.39m)
having built-in wardrobe/storage space and vinyl flooring

Bedroom 2

13' 1" x 10' 4" (3.99m x 3.15m)
having open plan access to wardrobe/storage space (3'4 x 11'9)

Shower Room

6' 1" x 7' 8" (1.85m x 2.34m)
comprising three piece suite of WC, pedestal sink

and shower cubicle with thermostatic shower.
Heated towel rail, extractor, vinyl flooring and built-in airing cupboard

Outside

to the front of the property there is an 'in and out' gravel driveway providing off road parking for 3-4 cars and giving access to the integral single garage. A side gate leads to the rear of the property which is enclosed by hedging and timber fencing, with a central lawn and a range of mature borders. Within the garden there is a timber garden shed/store, a raised Indian sandstone patio area enclosed by iron railings with a pedestrian gate and an arctic bar cabin which is ideal for entertaining

Integral Garage

20' 2" x 8' 2" (6.15m x 2.49m)
having electric roller door, power and lighting

Arctic Bar Cabin

of timber construction and with over 10m2 of internal space, this is ideal for outside cooking and entertaining. There is a central integrated BBQ griddle with chimney and external flue, fitted seating for 10-15 people and a fitted bar with fridge. The cabin also has power, lighting and its own RCD unit

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Bourne Road, Pode Hole SPALDING

- BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM DETACHED CHALET
- SIGNIFICANTLY UPGRADED BY THE CURRENT OWNERS
- DOWNSTAIRS BATHROOM & UPSTAIRS SHOWER ROOM
- IN & OUT GRAVEL DRIVEWAY & INTEGRAL GARAGE
- FULLY ENCLOSED GARDEN WITH ARCTIC BAR CABIN

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£365,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112569 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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