



35 Spalding Road, Bourne, Lincolnshire. PE10 0AT

A unique and exciting opportunity for buyers wanting a rural alternative life style. This beautifully presented bungalow offers so much including spacious accommodation, a large plot of approximately 6 acres and would be perfect for any rural pursuits including equestrian facilities or purely just as a small holding.



£740,000 Freehold

PROPERTY DESCRIPTION

This detached bungalow truly is very impressive. It is exceptionally well presented and offers spacious accommodation. Entrance to this large plot is via electric twin opening double gates with an entry phone system. The rear garden includes a large timber decked patio area with the remainder laid to lawn and well stocked borders. The paddock has so many alternative options for its usage including equestrian, extra garden a small holding or grazing for animals or any rural related activities and usage's. Viewing is highly recommended at the earliest opportunity.

FEATURES

- Individual Detached Bungalow
- Five Double Bedrooms
- Wow Factor Living Kitchen
- Three Bathrooms
- Two Reception Rooms
- Large Plot Approx 6 Acres
- Double Garage
- Well Presented Throughout



ROOM DESCRIPTIONS

Agents Note

This property is located just a few miles from Bourne town centre. Bourne itself benefits from national supermarkets and local shops. There are excellent primary and senior schools including Bourne Grammar school. Regular bus links are available to both Peterborough and Stamford and from Peterborough there are direct trains to London Kings Cross.

Ground Floor

Accommodation

Wooden effect timber door opening to impressive Entrance Hallway in L-Shape 13'3" max x 39'4" max. Radiator, inset ceiling spot lights, laminate flooring.

Lounge

13' 2" x 20' 8" (4.01m x 6.30m) Laminate flooring, two radiators, log burner, stone surround, polished stone back plate and hearth, TV point.

Family Room

13' 3" x 15' 6" (4.04m x 4.72m) Twin opening doors from hallway, radiator, wall mounted electric fire, laminate flooring, TV point.

Living Kitchen/Dining Room

15' 0" x 20' 8" (4.57m x 6.30m) A fabulous family and entertaining space. Wall mounted and floor standing grey fronted cupboards, complimentary fitted worktops and splash back tiling, inset porcelain sink, two eye level AEG electric ovens both with warming drawers under, eye level microwave oven, integrated dishwasher, integrated fridge and bin, large centre island with 5 ring induction hob with extractor canopy over, deep pan drawers and wine cooler, hot tap and waste disposal unit, two sets of French doors opening to rear garden. Sliding doors open to a large pantry, radiator, there is also a utility/plant room and a large store room.

Plant/Utility Room

8' 4" x 11' 1" (2.54m x 3.38m) Radiator, laminate flooring, fitted worktop with inset stainless steel sink and mixer tap, space and plumbing for automatic washing machine, inverter for solar panels, ground heat pump, mechanical ventilation system.

Also off the Kitchen is a large storage/boot room: 7'1" x 7'5"

Bedroom 1

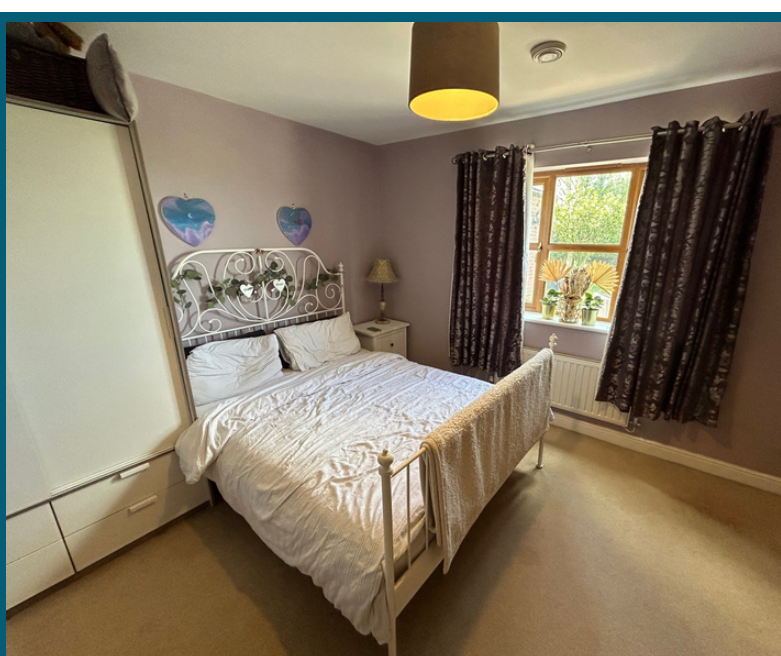
11' 2" x 12' 10" (3.40m x 3.91m) TV point, radiator, window to rear, door through to Jack & Jill Shower Room.

Jack & Jill Shower Room

8' 0" x 11' 2" (2.44m x 3.40m) Corner shower cubicle with curved glass door, wash hand basin with vanity cupboard under, low level WC with concealed flush, complimentary splash back tiling, inset ceiling spot lights and extractor fan.

Bedroom 2

12' 9" x 11' 2" (3.89m x 3.40m) Radiator, window to rear, door through to Jack & Jill bathroom.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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