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27 Spalding Road, Bourne, Lincolnshire PE10 9LE

£175,000 - Freehold

### Property Summary

A property of charm appeal and character. This cottage offers good size accommodation and is located in an ideal location close to Bourne town centre and all the local amenities.

### Features

- Stone Built Semi Detached Cottage
- Lounge
- Kitchen
- Two Bedrooms
- Family Bathroom
- Pretty Rear Garden
- Various Outbuildings
- Close to Bourne Town Centre
- No Chain



## Room Descriptions

### Ground Floor

#### Lounge

11' 5" x 14' 5" (3.48m x 4.39m) Open fire place with tiled surround and hearth, radiator, telephone phone, TV point, stairs leading to first floor.

#### Kitchen

12' 5" x 12' 9" (3.78m x 3.89m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktops and splash back tiling, inset sink and draining board, four ring gas hob and electric oven, space and plumbing under worktop for automatic washing.

#### First Floor

Radiator.

#### Bedroom 1

12' 5" x 14' 5" (3.78m x 4.39m) Maximum measurements - (Restricted height) radiator, access to loft storage space, window to West facing aspect.

#### Bedroom 2

5' 10" x 12' 9" (1.78m x 3.89m) (restricted height) Radiator, window to North facing aspect.

#### Bathroom

5' 10" x 9' 6" (1.78m x 2.90m) Restricted height, Cork effect flooring, panelled bath with shower over, WC, pedestal; wash hand basin.

### Externally

#### Garden

This property has the benefit of a west facing rear garden. Please note that 27 Spalding Road has a right of way pedestrian access along the path immediately to the West side of 25 Spalding Road. The garden is mostly laid to lawn with pretty flower borders. It benefits from a number of outbuildings located on the West side of the property including a coal shed (measuring approx. 2.5m max x 1.8m max internally)