



## 35 Spalding Road, Bourne, Lincolnshire. PE10 0AT

A unique opportunity has arisen to purchase an architect designed beautifully presented bungalow. This property offers spacious accommodation comprising of 2293 sq ft including five double bedrooms and two reception rooms. Located on a large plot of approximately 1.5 acres. There is also an opportunity to purchase the adjacent plot of approximately 4.5 acres under separate negotiation.



**£665,000 Freehold**



## PROPERTY DESCRIPTION

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This detached bungalow is truly impressive and offers spacious accommodation. Ideal for anyone wanting a rural location and lifestyle but still only approximately 1 mile from Bourne and all the local amenities including supermarkets, schools and regular bus links to Peterborough and Stamford. Viewing is highly recommended to appreciate everything this property has to offer.

## FEATURES

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- Individual Detached Bungalow
- Five Double Bedrooms
- Wow Factor Living Kitchen
- Three Bathrooms
- Two Reception Rooms
- Ground source Air Pump & Solar Panels
- Large Plot and Gardens of approx 1.5 acres
- Oversized Double Garage
- Opportunity to Purchase Adjacent Paddock



## 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+) <b>A</b>		
(81-91) <b>B</b>	87	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Bourne  
29, West Street, Bourne, PE10 9NB  
01778 426215  
sales@eckfords.co.uk