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103 North Road, Bourne, Lincolnshire PE10 9BU

£650,000 - Freehold

Property Summary

This individual detached house is situated on a very large plot with potential (subject to normal planning permissions to extend or build on the land at the side). Viewing is highly recommended at the earliest opportunity to appreciate everything that this particular property has to offer.

Planning Permission for a bed detached was originally granted 31/01/2020 under reference S19/1928 this has now lapsed but can still be viewed on South Kesteven District website under planning and control.

Features

- Detached Family House
- Very Large Plot
- Two Reception Rooms
- Four Double Bedrooms
- Envious Location
- Viewing Highly Recommended



Room Descriptions

Ground Floor

Accommodation

Part glazed front door to spacious Entrance Hallway: 25'7" x 6'5", radiator, telephone point, stairs to first floor, under stairs storage cupboard, wall mounted thermostatic heating control.

Sitting Room

12' 2" x 15' 2" into bay (3.71m x 4.62m) Bay window to front, radiator, TV point, coal effect gas fire ornate surround polished stone back plate and hearth.

Lounge

Originally two separate rooms.
First half 11'4" x 12'2" Radiator, bay window to rear, gas fire, archway through to:
Second half 13'2" x 12'2" Radiator, bay window to front, TV point, gas fire.

Kitchen

11' 4" x 12' 3" (3.45m x 3.73m) Fitted wall mounted and floor standing white fronted cupboards, complimentary worktops and splash backs, inset one and a quarter polycarbonate sink and drainer with mixer tap, four ring gas hob, double electric oven, space for tall fridge and separate freezer, space and plumbing under worktop for automatic washing machine, space for tumble dryer, wooden effect vinyl flooring, radiator.

Family Room

12' 5" x 12' 9" (3.78m x 3.89m) Radiator, ceramic floor tiles, part glazed door to outside, part glazed door to Conservatory.

Conservatory

10' 7" x 19' 3" (3.23m x 5.87m) Constructed dwarf brick walls, double glazed window, solid roof, ceramic floor tiles, two radiators, French doors opening to rear garden.

Bathroom

7' 1" x 12' 6" (2.16m x 3.81m) Low level WC with concealed flush, pedestal wash hand basin, spa bath with water jets and mixer shower attachment, large walk in shower to one wall with complimentary splash back tiling and glass screen, radiator, ceramic floor tiles.

First Floor

Landing

Radiator.

Bedroom 1

13' 2" x 12' 2" (4.01m x 3.71m) Radiator, window to front and side.

Bedroom 2

13' 2" x 12' 2" (4.01m x 3.71m) Radiator, window to front.

Bedroom 3

11' 5" x 12' 2" (3.48m x 3.71m) Radiator, window to rear.

Bedroom 4

11' 5" x 12' 2" (3.48m x 3.71m) Radiator, window to rear.

Bathroom

6' 3" x 8' 2" (1.91m x 2.49m) Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC with concealed flush, radiator, complementary splash back tiling, wooden effect vinyl flooring, access to roof storage space.

Externally

Garden

The front of this house is open plan. There is a curved driveway to provide off road parking for several cars. The remainder of the front garden benefits from a large lawn to either side of then house and mature trees and shrubs. Towards the end of the driveway there is a detached garage which would benefit from some improvements.
The rear garden is another lovely feature of this property it offers a good degree of outside space. There is a very large lawn with either flower or vegetable borders and and also a large hardstanding patio area.

AGENTS NOTE

The land at the front and to the left of the house when you look at it from the road., previously had planning permission for a four bed detached house. This planning has now lapsed but subject to normal planning conditions this may be able to be reinstated if a buyer wanted to develop the land themselves. The sellers have put an overage clause on the title that if this land is developed they will be able to claim back 25% of any profit made from the development for the next 20 years Buyers should make their own investigations through their legal representatives.

