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364 Bourne Road, Pode Hole PE11 3LL

£215,000 Freehold

- 2 Bedroom Detached Bungalow
- Well Presented Throughout
- Front and Rear Gardens
- Driveway
- Double Glazed Windows, Gas Central Heating

2 bedroom detached bungalow with front and rear gardens and driveway. Double glazed windows and gas central heating. Well presented accommodation comprising modern kitchen and bathroom, 2 bedrooms, lounge. No chain.







ACCOMMODATION Recessed side entrance porch with obscure glazed side entrance door and similar side panel opening into:

RECEPTION HALL 14' 6" x 4' 11" (4.42m x 1.52m) minimum Fitted carpet, radiator, loft hatch, 2 wall lights, sapele doors arranged off to:

LOUNGE 14' 1" x 12' 5" (4.31m x 3.81m) Fitted carpet, leaded light bowed window to the front elevation, coved cornice, radiator, ceiling light, electric fire with decorative surround and display plinth.

DINING KITCHEN 12' 7" x 12' 5" (3.85m x 3.81m) Multi speed cooker hood above the ceramic hob and electric oven, modern worktops, fitted base cupboards and









drawers beneath, eye level wall cupboards, sink unit with hot and cold taps, plumbing and space for washing machine, radiator, window to the rear elevation, half glazed external entrance door to the rear elevation.

BEDROOM 1 10' 11" x 11' 11" (3.35m x 3.65m) Window to the front elevation, fitted carpet, radiator, ceiling light.

BEDROOM 2 10' 9" x 12' 0" (3.28m x 3.66m) Window to the rear elevation, fitted carpet, radiator, ceiling light.

MODERN BATHROOM 8' 7" x 6' 11" (2.63m x 2.12m) Fitted three piece suite comprising 'P' shaped bath with mixer tap, shower attachment, tiled surround and curved screen, pedestal wash hand basin, low level WC, radiator, obscure glazed window, Airing Cupboard housing the Baxi combi boiler.

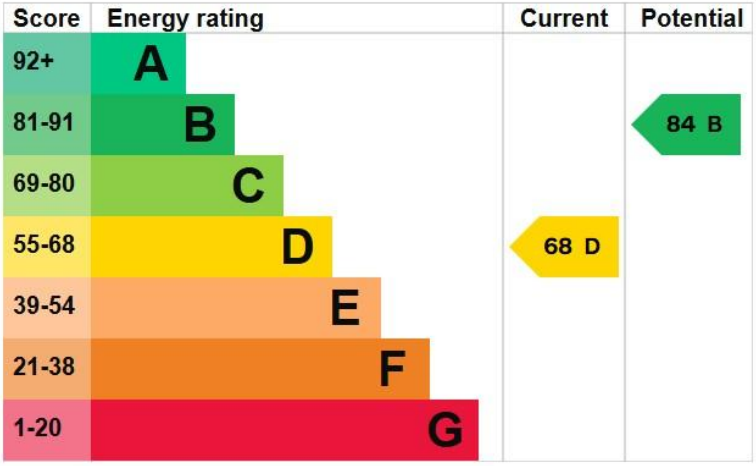
EXTERIOR Open plan lawned frontage, gravelled driveway with multiple parking continuing down the side of the property. Gated access to:

ESTABLISHED REAR GARDEN Privately enclosed by a range of shrubs, plants and trees. The garden is lawned along with a patio area and garden shed.

DIRECTIONS From Spalding proceed in a westerly direction along Winsover Road, continue into Bourne Road, over the traffic lights and proceed to Pode Hole where upon the property is situated on the right hand side.

AMENITIES The town is under 2 miles distant from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

SERVICES Mains water and electricity. Gas central heating. Private drainage.



TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND B

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S12148
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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