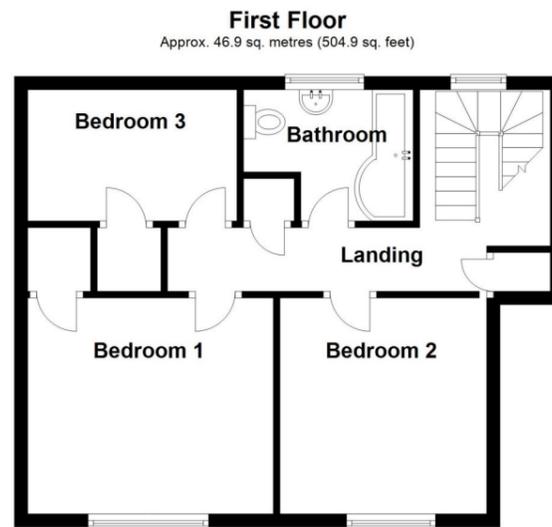
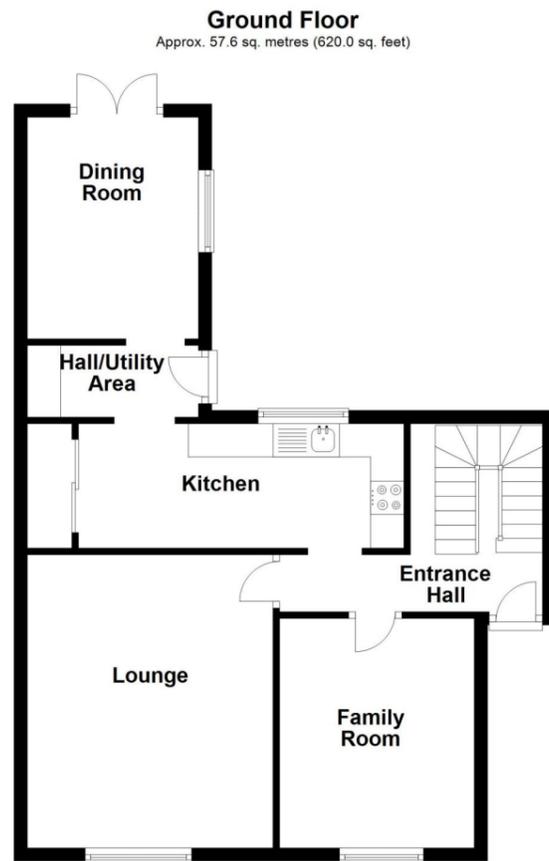


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 104.5 sq. metres (1124.9 sq. feet)



8 North Drove, Pode Hole, Spalding, Lincolnshire, PE11 3JF

£250,000 Freehold

We are delighted to offer for sale this spacious and much improved three bedroom semi detached home located in a none estate position with large garden backing onto open fields. The property offers flexible accommodation benefiting from, lounge, dining room and family room, modern fitted kitchen, three bedrooms and family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a generous gravelled driveway providing lots of off road parking and to the rear a large L shaped garden with newly laid patio and views across open fields. Please call 01778 392807 for more information.

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See things differently.



ACCOMMODATION

Entrance Hall - With turning staircase to the first floor, under stairs storage, wood effect flooring and door leading to:

Lounge - 14'5" x 12'1" (4.4m x 3.68m) With wood effect flooring, radiator, power points and upvc double glazed window to the front.

Family Room - 11'3" x 10'5" (3.43m x 3.18m) With wood effect flooring, radiator, power points and upvc double glazed window to the front.

Kitchen - 16'2" x 6'3" (4.93m x 1.9m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob, space for fridge freezer, space and plumbing for washing machine, wall mounted gas boiler supplying hot water and central heating, tiled flooring, walk-in in pantry, upvc double glazed window to the rear and archway to:

Inner Hall/Utility Area - 9'2" x 3'6" (2.8m x 1.07m) With fitted worksurface, space for tumble dryer, door to the rear garden and archway to:

Dining Room - 11'3" x 8'6" (3.43m x 2.6m) With french doors onto the rear garden and further window to the side, wall mounted electric heater and power points.

First Floor Landing - With upvc double glazed window to the rear, built in storage cupboard, further built in airing cupboard and door to:

Bedroom One - 12'2" x 11'2" (3.7m x 3.4m) With built in wardrobe, upvc double glazed window to the front, radiator and power points.

Bedroom Two - 11'2" x 10'10" (3.4m x 3.3m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 10'8" x 6'4" (3.25m x 1.93m) With built in wardrobe, radiator, power points and upvc double glazed window to the rear.

Family Bathroom - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled flooring, heated towel rail and frosted window.

Outside - To the front there is a gated driveway leading to a generous gravelled driveway providing ample off road parking. The rear garden is a particular feature of the property with generous newly laid patio with sleeper borders leading to a large lawned garden extending in a L shape and backing onto open fields.

LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

A