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Eckfords



26 The Causeway, Thurlby, Bourne, Lincolnshire PE10 0LD

£194,995 - Freehold

Property Summary

Thurlby is a popular village located just a few miles South of Bourne. It benefits from a village pub, a very good primary school, village store and post office and two churches. There are regular bus routes to both Peterborough, Bourne and Stamford.

Features

- Semi Detached House
- Lounge
- Kitchen/Diner
- Two Bedrooms
- Bathroom
- Single Garage and Off Road Parking.
- No Onward Chain



Room Descriptions

Ground Floor

Lounge

12' 9" max x 14' 4" max (3.89m x 4.37m) Two radiators, under stairs storage space, stairs to first floor landing, storage cupboard, laminate flooring.

Kitchen/Diner

8' 9" x 12' 10" (2.67m x 3.91m) Wall mounted and floor standing wooden fronted cupboard's, complimentary worktop and splash back tiling, inset polycarbonate sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, space and plumbing under worktop for automatic washing machine, space for fridge, radiator, vinyl flooring, part glazed timber door to outside.

First Floor

Landing

Access to roof storage space, airing cupboard housing hot water tank and shelving.

Bedroom 1

10' 9" max x 12' 9" max (3.28m x 3.89m) Built in wardrobe with mirrored fronts, radiator, window to front.

Bedroom 2

6' 2" x 11' 0" (1.88m x 3.35m) Radiator, window to rear.

Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, complimentary splash back tiling, laminate flooring, radiator, electric shaver point, extractor fan.

Externally

Garden

The front garden is open plan and mostly laid to lawn. A driveway to one side of the house provides off road parking and leads to a single garage.

The rear garden is a lovely feature of this property. It has a good size paved patio, a neat shaped lawn and shrub borders. There is also an outside garden tap and pedestrian door to the single garage.

Single Garage

8' 10" x 16' 4" (2.69m x 4.98m) Up and over garage door, power and light connected, wall mounted gas central heating boiler, eave storage space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 