



32 Woodside East, Thurlby, Bourne, Lincolnshire PE10 0HT

£375,000



*****SPECTACULAR FARMLAND VIEWS TO THE REAR***** Rosedale are delighted to offer to the market this traditional four bedroom family home in the popular village of Northorpe, South of Bourne. The property is located on a small 1960/70 development within easy access to the A15 and bus stop. The property offers four good size bedrooms all with storage cupboards and a refitted shower room. Downstairs there is a dual aspect lounge/diner, kitchen/breakfast, utility and cloakroom. The property would benefit from some updating to take more advantage of the field views, Outside there is a driveway leading to the garage, with side access to the very well maintained garden. The property is being sold with no onward chain so viewings are highly recommended. EPC Energy Rating C/Council Tax Band D.

ENTRANCE HALL

UPVC door to front, wood flooring, stairs to first floor and double radiator.

LOUNGE/DINER

23' 2" x 11' 11" (7.06m x 3.63m) (approx.) UPVC window to front, electric fire, two radiators, UPVC sliding doors to garden and hatch to kitchen.

KITCHEN

9' 11" x 9' 1" (3.02m x 2.77m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, radiator, fridge space and UPVC window to front.

UTILITY

8' 4" x 5' 3" (2.54m x 1.60m) (approx.) Plumbing and space for washing machine, tumble dryer and fridge freezer, wall mounted gas boiler, tiled flooring and UPVC window to rear.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, tiled flooring and UPVC window to side.

LANDING

Cupboard and loft access.

BEDROOM ONE

12' 1" x 11' 11" (3.68m x 3.63m) (approx.) UPVC window to front, radiator and cupboard.

BEDROOM FOUR

8' 10" x 8' 10" (2.69m x 2.69m) (approx.) UPVC window to rear, cupboard and radiator.

BEDROOM THREE

11' 11" x 8' 6" (3.63m x 2.59m) (approx.) UPVC window to rear, radiator and cupboard.

BEDROOM TWO

15' 1" x 9' 0" (4.60m x 2.74m) (approx.) UPVC window to front, two radiators and cupboard.

SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, fully tiled walls, tiled flooring, heated towel rail and two UPVC windows to rear.

OUTSIDE

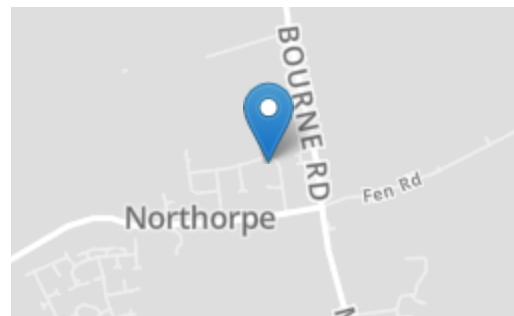
Front- Driveway leading to garage, open front, laid to lawn and hedging.

Rear- Open field views, laid to lawn, mature shrubs, paved patio, flower borders, gated side access, outside tap and shed to side.

SINGLE GARAGE

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	84

England, Scotland & Wales

EU Directive 2002/91/EC

