



19 Elizabeth Way, Thurlby, Bourne, Lincolnshire PE10 0HN

£310,000



VILLAGE LOCATION WITH FIELDS TO REAR Rosedale Property Agents are delighted to present to the market this unique opportunity within the sought-after village of Thurlby. The position of this property is a major selling point, backing onto open fields—currently home to grazing horses—and offering beautiful sunset views. The property has been extended but would benefit from some reconfiguration and a little TLC. There are three bedrooms, two of which are doubles, along with a family bathroom. Downstairs, the accommodation includes an entrance porch leading into the hallway, a separate dining room, an extended lounge, a kitchen with a breakfast area, a utility room, cloakroom, and an office/rear lobby. Outside, the front features a mature garden with a driveway leading to a garage with an electric car charging point and gated side access to the rear garden—which is well established and offers those stunning field views. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating D - Council Tax Band C.

ENTRANCE PORCH

UPVC door to front, UPVC and window to side.

ENTRANCE HALL

Half glazed door to front, UPVC window to front, wood flooring, radiator and stairs to first floor.

DINING ROOM

12' 7" x 12' 7" (3.84m x 3.84m) (approx.) UPVC window to front and radiator.

LOUNGE

21' 1" x 12' 6" (6.43m x 3.81m) (approx.) Sliding doors to garden, radiator and fireplace.

KITCHEN

8' 11" x 8' 1" (2.72m x 2.46m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, range cooker, tongue and groove ceiling, tiled flooring and under stairs cupboard.

BREAKFAST

8' 7" x 7' 2" (2.62m x 2.18m) (approx.) Tiled flooring, radiator, fridge freezer space and UPVC window to rear.

UTILITY

8' 3" x 7' 8" (2.51m x 2.34m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, wall mounted gas boiler, part tiled walls, tiled flooring, plumbing and space for washing machine and dishwasher, UPVC window to side and half glazed UPVC door to garden.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, tiled flooring and radiator.

REAR LOBBY

9' 2" x 7' 0" (2.79m x 2.13m) (approx.) UPVC window to rear, tiled flooring, radiator and half glazed UPVC door to garden.

LANDING

Loft access, airing cupboard and UPVC window to side.

BEDROOM ONE

13' 1" x 12' 2" (3.99m x 3.71m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

12' 3" x 9' 10" (3.73m x 3.00m) (approx.) UPVC window to rear, wood flooring and radiator.

BEDROOM THREE

12' 3" x 7' 9" (3.73m x 2.36m) (approx.) UPVC window to front, wood flooring and radiator.

BATHROOM

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

SINGLE GARAGE

Up over door, power and light connected and electric car charging point.

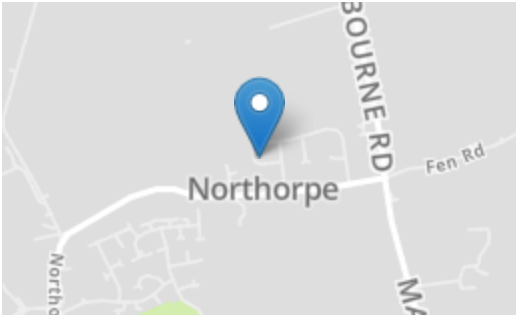
OUTSIDE

The front is laid to lawn with mature shrubs and off road parking.

The rear garden backs onto fields and is laid to lawn with paved patio, mature shrubs, greenhouse and enclosed by fencing.

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		
England, Scotland & Wales	63	74
EU Directive 2002/91/EC		

