

OPENING HOURS
 Monday to Friday. 9.00am until 6.00pm
 Saturday. 9.00am until 4.00pm
 Sunday. Closed



**90 HIGH STREET, THURLBY
 PE10 0EE**

OFFERS OVER £245,000

FREEHOLD



**briggs
 residential**

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Greatly improved to an exceptionally high standard and with a large Mediterranean-style, southerly-facing rear garden which provides a high degree of privacy and is perfect for entertaining, this three bedroom semi-detached home has a master bedroom with en-suite and is offered for sale in excellent decorative order throughout. Approached via a double-width driveway with raised timber sleeper beds, this property has generous living space throughout and has an impressive kitchen/dining room with contemporary kitchen and dining area. There is also a recently upgraded bathroom, gas-fired central heating with a recently installed boiler and double-glazed windows throughout. Set within the picturesque village of Thurlby with an excellent local primary school, this property is within easy access of Bourne with its shops and grammar school. Ask the Briggs Team to book your viewing today.

Front entrance door opening to

HALLWAY
With radiator and stairs leading to first floor.

LOUNGE 13'2 x 9'6 (4.01m x 2.90m)
A relaxing room with cast-iron log effect fire set within an attractive surround, wall-mounted TV point, radiator and window to front elevation.

KITCHEN/DINING ROOM 16'4 x 12'1 (4.98m x 3.68m)
A most impressive kitchen with a range of ample quality wall and base units with work surface, wall tiling, understairs storage cupboard, free-standing island unit, dining area, contemporary radiator, wall-mounted TV point, window to rear elevation and door to

UTILITY ROOM 7'8 x 7'4 (2.34m x 2.24m)
With plumbing for washing machine and dishwasher, space for tumble dryer, work surface, radiator, door to rear garden and door to

BATHROOM
A recently installed suite comprising panelled bath with mixer tap and shower attachment above, wash-hand basin with cupboard below, low flush WC, heated towel rail and window to side elevation.

LANDING

BEDROOM ONE 13'2 x 9'6 (4.01m x 2.90m)
A lovely well presented room with wall-mounted TV point, radiator, window to front elevation and door to

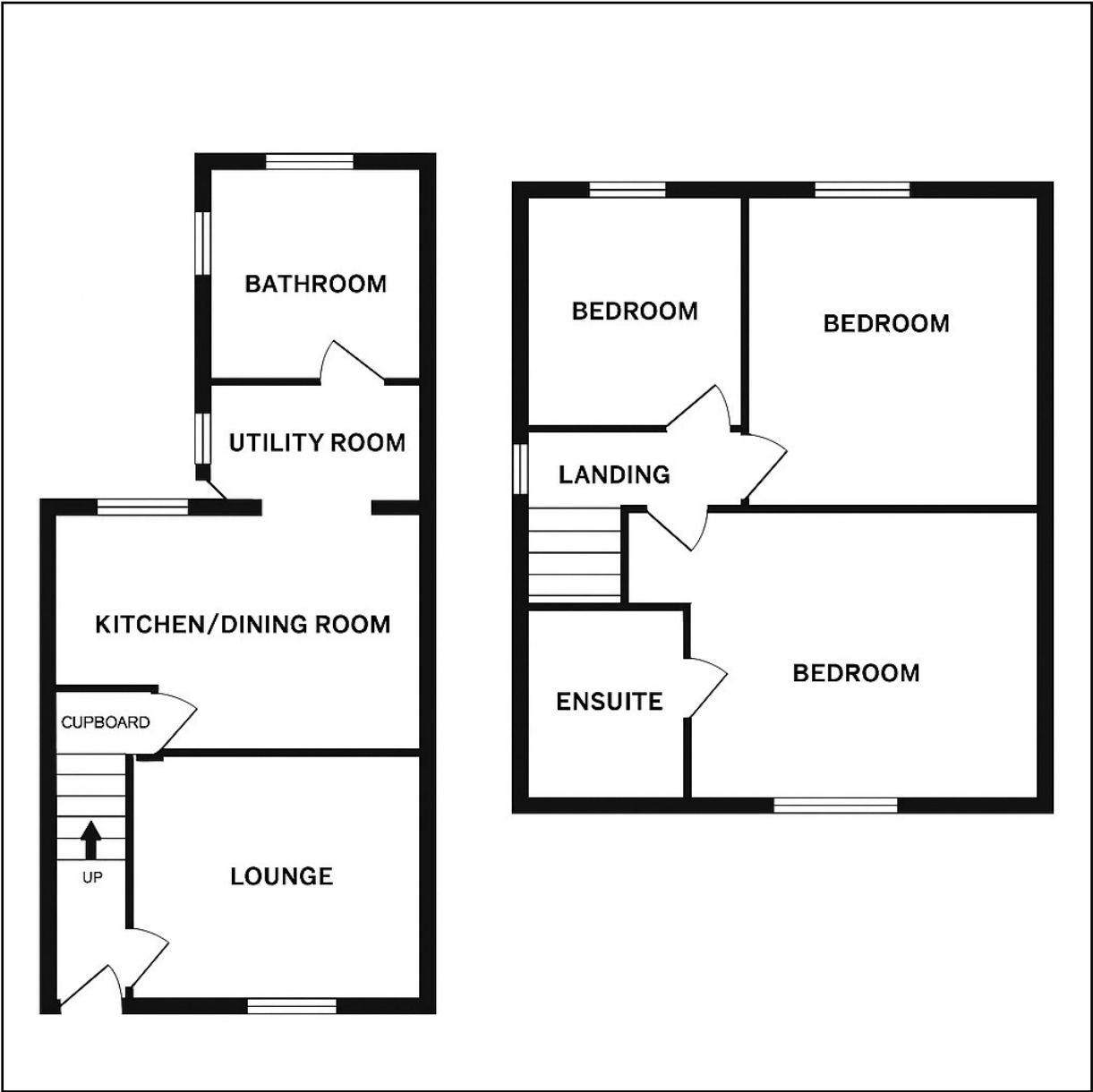
EN-SUITE
A recently installed luxury en-suite comprising shower cubicle, wash-hand basin with cupboard below, low flush WC, heated towel rail and extractor fan.

BEDROOM TWO 12'1 x 8' (3.68m x 2.44m)
With radiator and enjoying views of the rear garden, this room, which is presently used as a dressing room and office, is a perfect location to work from home.

BEDROOM THREE 9' x 8'2 (2.74m x 2.49m)
With radiator and window to rear elevation.

OUTSIDE
With a recently installed double-width driveway and raised borders, the property has a path which leads to the quite stunning Mediterranean-style southerly-facing rear garden which has a large patio area ideal for entertaining and has a fully enclosed lawned area, summerhouse and two sheds.

EPC RATING: D COUNCIL TAX BAND: A (SKDC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.