# 'Making your move easier'





# 6 Viking Way, Thurlby, Bourne, Lincolnshire PE10 OHX

£195,000

т: 01778 420011





\*\*\*IDEAL FIRST TIME BUYERS PROPERTY\*\*\* Rosedale are delighted to offer this very popular style of property in the village of Thurlby/Northborough. The property has a number of amenities including a shop, pub, school and a regular bus service to Peterborough and Bourne. This lovely property has two bedrooms, kitchen/breakfast, lounge, and family bathroom. Outside there are front and rear gardens with a garage and off road parking. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band A.



## ENTRANCE HALL

Half glazed door to front, stairs to first floor, Fitted with a three piece suite comprising WC, cupboard and radiator. wash hand basin and bath with electric shower

#### LOUNGE

14' 4" x 12' 9" (4.37m x 3.89m) (approx.) UPVC window to front, wood flooring and radiator.

#### KITCHEN/BREAKFAST

12' 8" x 8' 9" (3.86m x 2.67m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven and fridge, hob, extractor fan, plumbing and space for washing machine, tiled flooring, radiator, wall mounted gas boiler, UPVC window to rear and UPVC door to rear.

## LANDING

Loft access and cupboard.

#### **BEDROOM ONE**

12' 8" x 12' 0" (3.86m x 3.66m) (approx.) UPVC window to front, wood flooring, radiator and wardrobe.

#### **BEDROOM TWO**

11' 1" x 6' 2" (3.38m x 1.88m) (approx.) UPVC window to rear and radiator.

#### BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, part tiled walls, radiator and UPVC window to rear.

#### OUTSIDE

Front- Laid to lawn and mature shrubs.

Rear- Paved patio, laid to lawn, mature shrubs and shed.

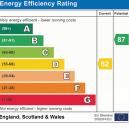
# SINGLE GARAGE

Off road parking and gated side access.

#### 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.







Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither nave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only. 12 North Street Bourne, PE10 9AB T: 01778 420011