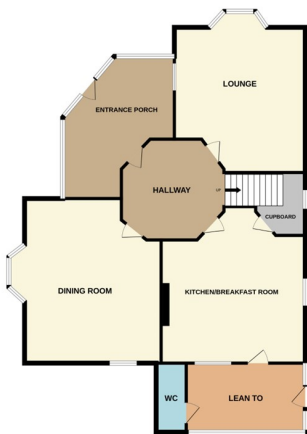




1 Northorpe Lane, Thurlby, Bourne, Lincolnshire PE10 0HE

£350,000



DETACHED CHARACTER PROPERTY Offers are invited in excess of £350,000 for this established spacious detached home located in the popular village of Thurlby just South of Bourne. The property is in need of fully refurbishing but has great potential, with a large garden, field views and no onward chain. This home has three bedrooms, family bathroom and a walk in storage cupboard upstairs. Downstairs there are two large reception rooms, kitchen/breakfast, lean to, hallway and entrance porch. Outside there is a established garden to the front, side and rear, driveway parking leading to a single garage. Properties like this do not come up very often so viewings are highly recommended. EPC Energy Rating F/Council tax band D.

ENTRANCE PORCH

UPVC glazed door to front, exposed brick walling, door to hallway and UPVC windows to front.

HALLWAY

Glazed door to front, radiator and stairs to first floor.

LOUNGE

19' 2" x 16' 8" (5.84m x 5.08m) (into bay) (approx.) UPVC bay window to front, UPVC window to side, open fire place and two double radiators

DINING ROOM

21' 3" x 16' 8" (6.48m x 5.08m) (approx.) UPVC bay window to side, UPVC window to rear, two double radiators and open fireplace.

KITCHEN

17' 0" x 15' 0" (5.18m x 4.57m) (approx.) Fitted with a range of base and eye level units, sink unit, cooker space, floor boiler, UPVC window to side and rear, fridge space, walk in pantry, UPVC window to side, cupboard and shelving.

REAR LEAN TO

14' 7" x 8' 5" (4.45m x 2.57m) (approx.) Lean to style, wooden construction, tiled flooring, glazed door to rear, radiator, stainless steel sink unit, plumbing and space for an automatic washing machine.

WC

Fitted with WC, tiled flooring and shelving.

LANDING

UPVC window to side, loft access and cupboard.

BEDROOM ONE

18' 0" x 16' 8" (5.49m x 5.08m) (approx.) UPVC window to front and side, fitted wardrobes and double radiator.

BEDROOM TWO

16' 8" x 15' 6" (5.08m x 4.72m) (approx.) UPVC window to rear, walk in cupboard and radiator.

BEDROOM THREE

11' 6" x 9' 6" (3.51m x 2.90m) (approx.) UPVC window to rear and radiator.

BATHROOM

Three piece suite comprising WC, wash hand basin and bath, part tiled, radiator and UPVC window to front.

OUTSIDE

Large plot comprising of lawn area to the front, rear and side, brick block paving seating area, cobble pathway, walling, fencing, trees, mature shrubs, field views, well, shed, sectional garage and driveway to side with parking space for multiple cars.

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.

