



12 Viking Way, Thurlby, Bourne, Lincolnshire PE10 0HX

£180,000



IDEAL FIRST TIME BUYER OR INVESTMENT Rosedale are delighted to bring to the market this well presented modern semi detached home with no chain in the popular village of Thurlby, just south of Bourne. The location of this property benefits from easier access to Peterborough at busy times, yet close enough to Bourne for Schools and amenities. Thurlby village proudly promotes a village primary school, regular bus service and local amenities. The property is located in a cul-de-sac with off road parking, two bedrooms, lounge, kitchen/breakfast and a family bathroom. Outside to the rear there is a fully enclosed well maintained garden and a open plan front garden. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating C/Council tax band A.

ENTRANCE

LOUNGE

14' 0" x 12' 9" (4.27m x 3.89m) (approx.) Half glazed door to front, cupboard, stairs to first floor, radiator and UPVC window to front.

KITCHEN

12' 9" x 8' 9" (3.89m x 2.67m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, cooker, plumbing and space for washing machine, extractor fan, fridge freezer space, wall mounted gas boiler, UPVC window to rear and half glazed door to rear.

LANDING

Cupboard and loft access.

BEDROOM ONE

12' 9" x 11' 11" (3.89m x 3.63m) (approx.) UPVC window to front and radiator.

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 shower over, radiator, part tiled walls, extractor fan and UPVC window to rear.

OUTSIDE

Driveway to side.

Rear garden- Paved patio, laid to lawn, enclosed by fencing, gated side access and shed.

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.

