



**36 VIKING WAY, THURLBY  
PE10 0HX**

**£225,000**

**FREEHOLD**



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residential**

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**S**ituated in a small cul-de-sac and perfect for the growing family, this three bedroom semi-detached home is offered for sale with no chain and has excellent schools nearby. Approached via a long driveway which provides parking for several vehicles, this home has a ground floor cloakroom, kitchen/dining room and fully enclosed garden to the rear. Book your viewing today.

#### ENTRANCE

Front entrance door opening to

#### HALLWAY

With radiator and stairs leading to first floor.

#### CLOAKROOM

Comprising low flush WC, wash-hand basin, radiator and window to front elevation.

#### LOUNGE 16'9 x 14'5 (5.11m x 4.39m)

With radiator, window to front elevation and double-opening doors to

#### KITCHEN/DINING ROOM 18'6 x 12' (5.64m x 3.66m)

With a range of wall and base units with built-in oven with hob and extractor above, integrated fridge/freezer, dishwasher and washing machine, work surface, wall tiling, sink unit, dining area, radiator, window to rear elevation and patio doors leading onto the rear garden.

#### LANDING

With built-in airing cupboard and access to loft.

#### BEDROOM ONE 18'6 x 12' max (5.64m x 3.66m max)

With radiator and two windows to front elevation.

#### BEDROOM TWO 11'1 x 10'9 (3.38m x 3.28m)

With radiator and window to rear elevation.

#### BEDROOM THREE 10'9 x 7'2 (3.28m x 2.18m)

With radiator and window to rear elevation.

#### BATHROOM

Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, radiator and window to side elevation.

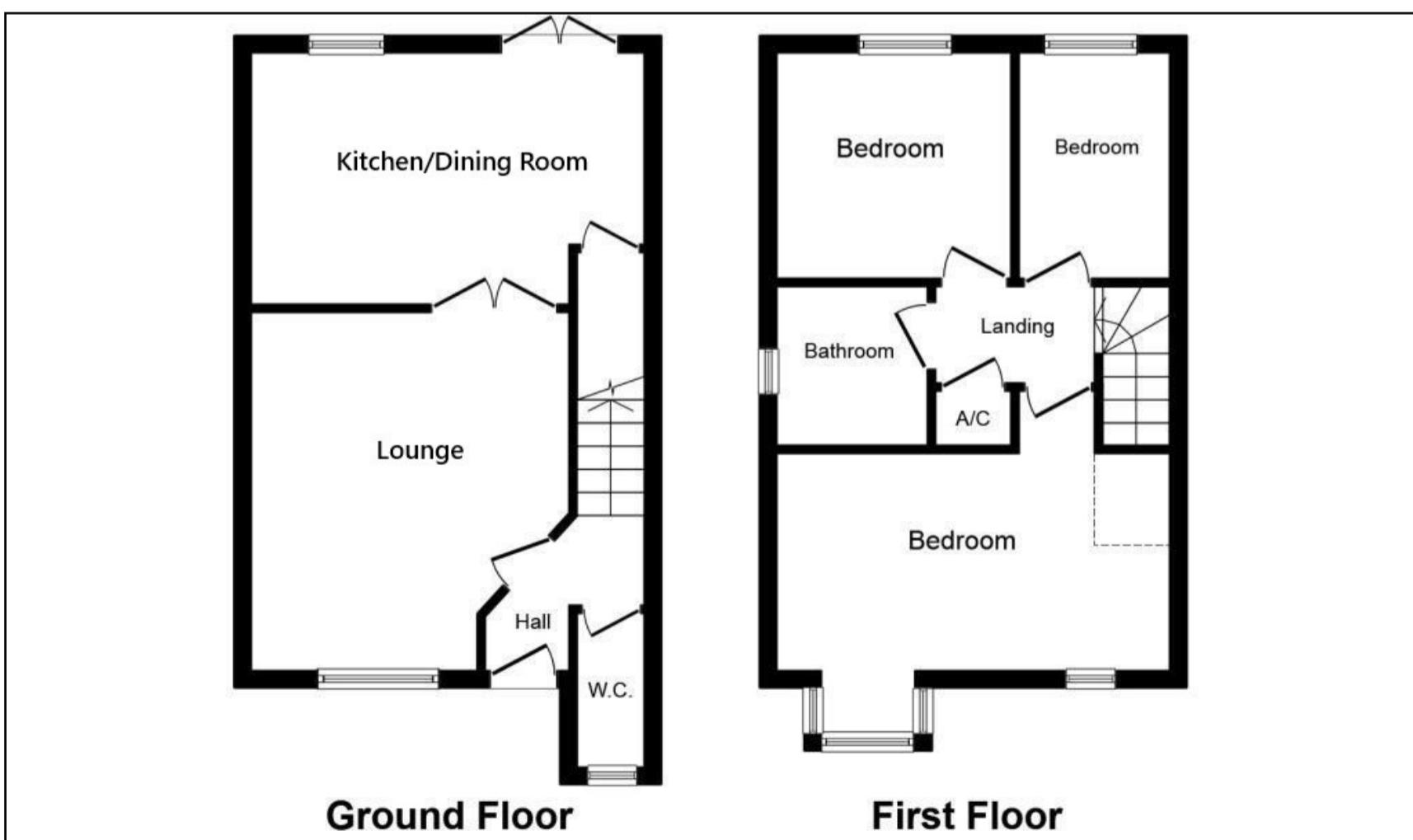
#### OUTSIDE

The property is approached via a long driveway which provides parking for several vehicles.

The rear garden, which is fully enclosed by fencing, is mainly laid to lawn with patio area and paving.

EPC RATING: D

COUNCIL TAX BAND: B (SKDC)



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