

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



**71 CHAPEL LANE, THURLBY**  
**PE10 0EW £235,000**

**FREEHOLD**



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Offered for sale with no chain, this well-kept three bedroom semi-detached home has a good size lounge with French doors opening onto the rear garden, kitchen/breakfast room, luxury bathroom and is situated in this sought after village just south of Bourne. Call our team to book your viewing today.

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' x 12'3 (4.88m x 3.73m)

A good size light and airy room with radiator, raised fireplace, large built-in store cupboard, window to rear elevation and French doors opening onto rear garden.

#### KITCHEN/BREAKFAST ROOM 10'9 x 9'3 (3.28m x 2.82m)

With a range of wall and base units with built-in oven with gas hob and extractor above, plumbing for washing machine, fridge space, work surface, wall tiling, breakfast area, central heating boiler, radiator and window to front elevation.

#### LANDING

With built-in airing cupboard, access to loft and window to side elevation.

#### BEDROOM ONE 11' x 9'4 (3.35m x 2.84m)

With built-in wardrobe, radiator and window to rear elevation.

#### BEDROOM TWO 10'1 x 9'5 (3.07m x 2.87m)

With radiator and window to front elevation.

#### BEDROOM THREE 10'6 x 6'3 (3.20m x 1.90m)

With radiator and window to front elevation.

#### BATHROOM

A modern suite comprising panelled bath with shower screen and shower above, wash-hand basin with cupboard below, low flush WC, wall tiling, heated towel rail and window to rear elevation.

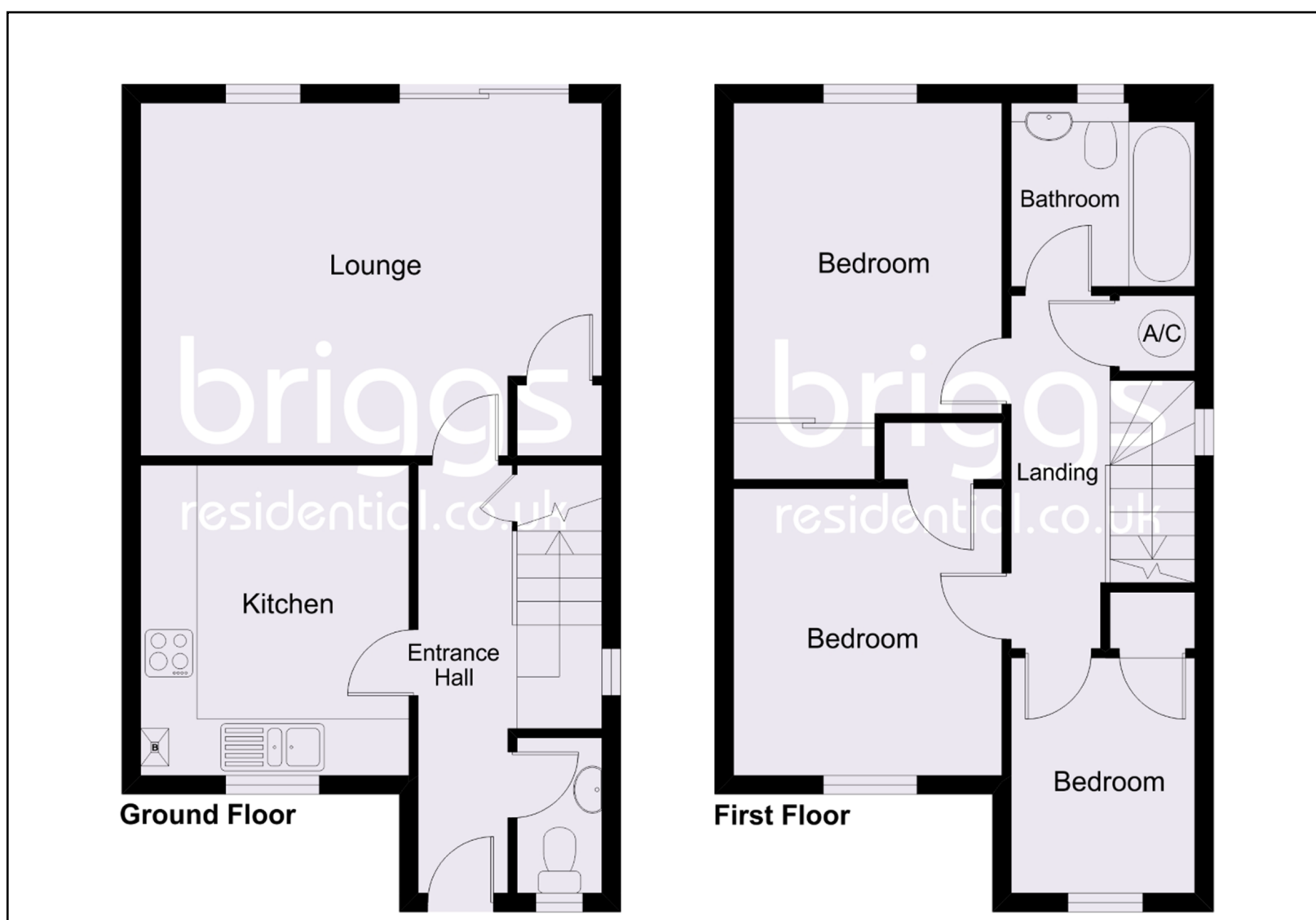
#### OUTSIDE

The property has off-road parking to the front.

The rear garden is fully enclosed by a brick wall and fencing and is mainly laid to lawn with patio area, paving and timber shed.

EPC RATING: D

COUNCIL TAX BAND: B (SKDC)



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