



**18 Northorpe Lane, Thurlby, Bourne, Lincolnshire PE10 0HE**

**£365,000**



For detailed property only. Ground floor plan, floor plan and drawings do not represent the actual property.



**\*\*\*THE PERFECT VILLAGE BUNGALOW\*\*\*** Rosedale are delighted to bring to the market this lovely detached bungalow centrally located within the plot and benefits from having extensive planning permission. The village of Thurlby/Northorpe is very popular with easy access to Bourne, the Deepings, and Peterborough. The village has local amenities, school, pub and a regular bus service. The property itself is being sold with no onward chain, three bedrooms, shower room, kitchen, lounge and dining room, garage and off road parking. The gardens at this property are a real gem, not only does the property have an elevated position the rear garden is not overlooked and extremely well maintained. To fully appreciate this property viewings are highly recommended. EPC Energy Rating D/Council Tax Band D.



**ENTRANCE HALL**

Glazed door to front, radiator, cupboard and loft access.

**LOUNGE**

17' 5" x 11' 0" (5.31m x 3.35m) (approx.) UPVC window to front, radiator and arch to:

**DINING ROOM**

10' 11" x 7' 11" (3.33m x 2.41m) (approx.) UPVC sliding doors to garden, radiator and arch to:

**KITCHEN**

12' 6" x 10' 11" (3.81m x 3.33m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled, cooker space, fridge freezer space, plumbing and space for a washing machine and dishwasher, radiator, UPVC window to rear and UPVC doors to garden.

**BEDROOM ONE**

13' 0" x 9' 11" (3.96m x 3.02m) (approx.) UPVC window to front, radiator and fitted wardrobe.

**BEDROOM TWO**

10' 11" x 9' 6" (3.33m x 2.90m) (approx.) UPVC window to rear and radiator.

**BEDROOM THREE**

8' 2" x 8' 2" (2.49m x 2.49m) (approx.) UPVC window to side and radiator.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, heated towel rail, part tiled walls and two UPVC windows to side.

**OUTSIDE**

Front- Laid to lawn, open aspect brick block paved driveway and mature shrubs.

Rear- Generous size, Laid to lawn, pond, mature shrubs, enclosed by fencing, gated side access and not overlooked.

**GARAGE**

Access door to garage from the rear, boiler and electric roller door.

**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.

