



90 High Street, Thurlby, Bourne, Lincolnshire PE10 0EE

£235,000



BEAUTIFULLY PRESENTED VILLAGE PROPERTY - OFFERS OVER £235,000 Rosedale Property Agents are delighted to offer this charming and cozy home, situated in the highly sought-after village of Thurlby, just south of Bourne. Thurlby benefits from a regular bus service to both Bourne and Peterborough, easy access to all Bourne schools, as well as local village amenities and Thurlby's own school. The property is beautifully presented and exudes a warm, inviting atmosphere. Recent improvements include an ensuite to the main bedroom, a refitted family bathroom, full redecoration throughout, and a well-maintained south-facing rear patio with an extensive garden featuring a summer house. To the front, there is driveway parking for two vehicles. The accommodation comprises an entrance hall leading to a cozy lounge, a kitchen/breakfast room, utility area, and the refitted family bathroom. Upstairs, there are three bedrooms, including the main bedroom with an ensuite. To fully appreciate the character and charm of this property, viewings are highly recommended. EPC Energy Rating: D | Council Tax Band: A

ENTRANCE

Half glazed door to front, stairs to first floor and radiator.

LOUNGE

13' 2" x 9' 7" (4.01m x 2.92m) (max) (approx.) UPVC window to front, electric fireplace and 1/2 height panelling.

KITCHEN/BREAKFAST

16' 4" x 12' 1" (4.98m x 3.68m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, cooker space, fridge freezer space, kitchen island, modern radiator, larder cupboard, boiler cupboard and two UPVC windows to rear.

UTILITY

8' 3" x 7' 9" (2.51m x 2.36m) (approx.) Plumbing and space for washing machine and dishwasher, work space, 1/2 tiled walls, radiator, half glazed door to garden and UPVC window to side.

BATHROOM

Refitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, heated towel rail and two UPVC windows to side.

LANDING

UPVC window to side.

BEDROOM ONE

13' 2" x 9' 7" (4.01m x 2.92m) (approx.) UPVC window to front, radiator, built in fitted storage and shelving.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with rain shower and extractor fan.

BEDROOM TWO

9' 1" x 8' 3" (2.77m x 2.51m) (approx.) UPVC window to rear, picture rail and radiator.

BEDROOM THREE

12' 1" x 8' 0" (3.68m x 2.44m) (approx.) UPVC window to rear and radiator.

OUTSIDE

The rear garden is mainly laid to lawn with paved patio, two sheds, summerhouse with light and power, gated side access and enclosed by fencing.

There is a gravel driveway with off road parking to the front.

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.

