

**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**



**briggs**  
residential

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Offered for sale with no chain and with generous sized rooms throughout, this well-kept and recently renovated three bedroom semi-detached home has a good size lounge with French doors opening onto the rear garden, a modern kitchen/breakfast room and luxury bathroom. With recently upgraded flooring throughout, this property, which is close to local schools, is perfect for the growing family and is situated in one of our most sought after villages just south of Bourne. Call the Briggs 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.

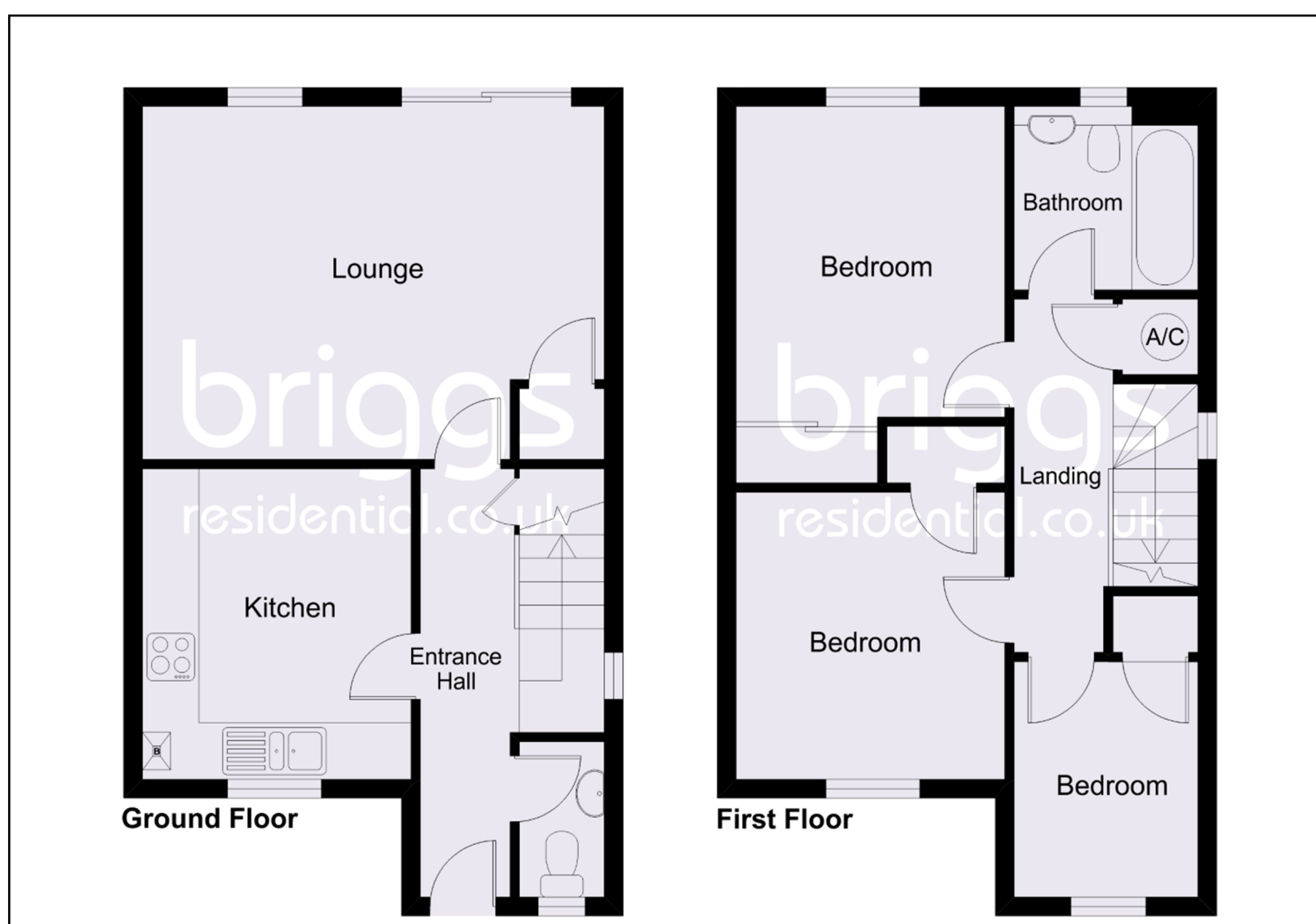
#### OUTSIDE

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)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.