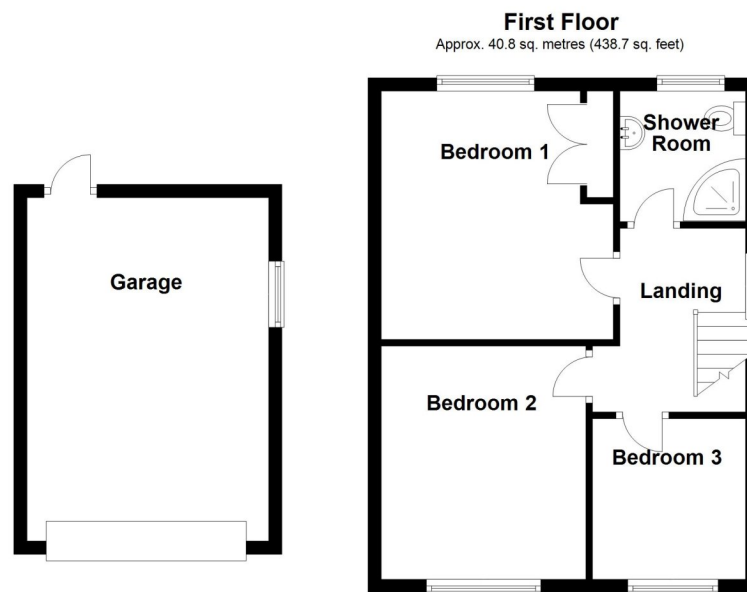
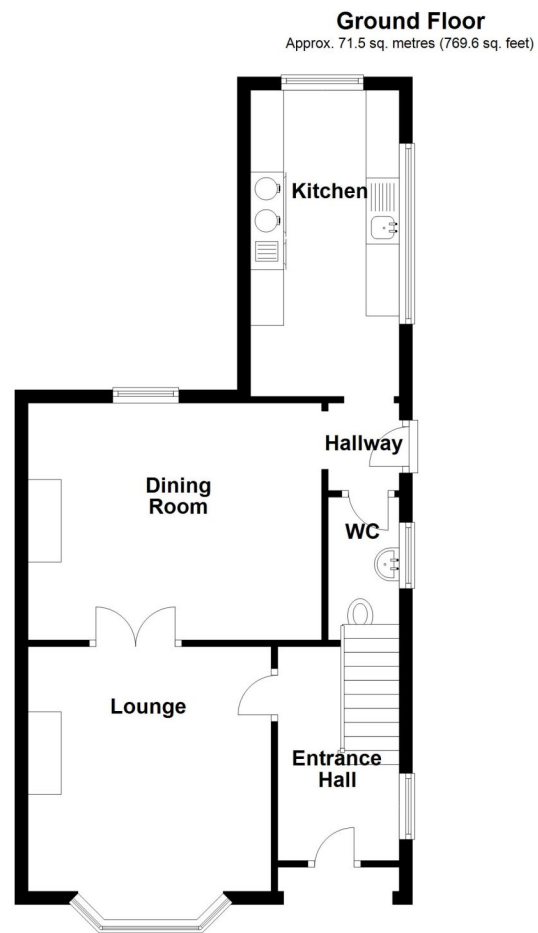


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Total area: approx. 112.3 sq. metres (1208.3 sq. feet)



90 Northorpe, Thurlby, Bourne, Lincolnshire, PE10 0HZ

£275,000 Freehold

Located on a none estate position with views to the rear across open fields within the sought after village of Thurlby this three bedroom semi detached home is a must view. The property is believed to be built in the late 1930's/ early 1940s and offers excellent accommodation benefiting from entrance hall with stairs to the first floor, lounge with bay window, separate dining room with feature fireplace, fitted kitchen and downstairs cloakroom. On the first floor there are three well-proportioned bedrooms and a family shower room. Outside there is a detached single garage to the side with generous front garden and driveway and to the rear a good size mainly lawned garden backing onto open fields.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, power points, upvc double glazed window to the side and door leading to:

Lounge - 12'1" x 12'1" (3.68m x 3.68m) With attractive feature fireplace, upvc double glazed bay window to the front, coved ceiling, radiator, power points and archway leading to:

Dining Room - 14'6" x 11'9" (4.42m x 3.58m) With attractive feature fireplace, upvc double glazed window to the rear, coved ceiling, radiator, power points and archway leading to:

Inner Hall - With door to the side, door to the cloakroom and door leading to:

Kitchen - 15'2" x 7'4" (4.62m x 2.24m) With fitted units comprising, single drainer sink with cupboard below, good range of wall and base units, space for range cooker, space and plumbing for washing dishwasher, space for fridge freezer, part tiled walls, gas boiler supplying hot water and central heating, and upvc double glazed windows to the rear and side.



Downstairs Cloakroom - With low level wc, wash hand basin and frosted window..

First Floor Landing - With upvc double glazed window to the side and door leading to:

Bedroom One - 12'6" x 11'8" (3.8m x 3.56m) With fitted wardrobes, coved ceiling, upvc double glazed window to the rear, radiator and power points.

Bedroom Two - 12' x 10'1" (3.66m x 3.07m) With upvc double glazed window to the front, coved ceiling, radiator and power points.

Bedroom Three - 8'7" x 7'2" (2.62m x 2.18m) With upvc double glazed window to the front, coved ceiling, radiator and power points.

Shower Room - Modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rail and frosted window.

Outside - To the front there is a generous lawned garden with pathway leading to the front door. To the side there is a driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door and personal door to the rear garden. The rear garden has a patio area leading onto a good size lawned garden with ornamental pond and views across open fields.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

C