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# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



50 Viking Way, Thurlby, Bourne, Lincolnshire. PE10 0HX

**£360,000 Freehold**

- Detached House
- Enclosed Rear Gardens
- Four Double Bedrooms
- Modern Kitchen/Diner
- Utility & Cloakroom

Located in the sought after village of Thurlby approx. 4 miles south of Bourne, within the catchment for Bourne Grammar school. A most attractive and nicely presented family house with spacious accommodation throughout. Viewing is highly recommended to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





#### ACCOMMODATION

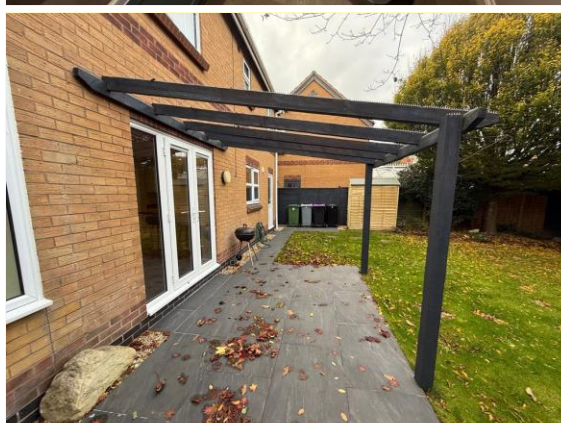
uPVC part glazed front door to Entrance Hallway: Laminate flooring, built in storage cupboard, radiator, stairs to first floor landing, wall mounted thermostatic heating control, deep under stairs storage cupboard.

#### LOUNGE

15' 1" x 11' 3" (4.6m x 3.43m) Wall mounted log effect remote controlled electric fire, two radiators, TV point.

#### KITCHEN/DINER

9' 9" x 21' 6" (2.97m x 6.55m) A fabulous large open plan family space. To Dining End - Laminate flooring, vertical radiator, French door opening to rear garden, uPVC part glazed door to Conservatory. To Kitchen End - Fitted wall mounted and floor standing cream fronted cupboards including three pan drawers, complimentary wooden effect fitted worktops and splash backs, inset stainless steel sink and drainer with mixer taps, four ring NEFF hob, SMEG white extractor canopy over, NEFF electric oven, integrated slim line dishwasher, space for fridge/freezer, breakfast bar with cupboards and drawers to one side and to the opposite side space for high stools, inset ceiling spot lights.



#### UTILITY ROOM

5' 2" x 6' 1" (1.57m x 1.85m) Wall mounted and floor standing cream fronted cupboards with complimentary wooden effect worktops and splash backs, inset round stainless steel sink with mixer tap, WORCESTER gas central heating boiler, wall mounted central heating control, space and plumbing under worktop for automatic washing machine and tumble dryer, laminate flooring, radiator, part glazed door to rear.

#### CLOAKROOM

Low level WC with concealed flush, wash hand basin with water fall tap, and vanity cupboard under, complimentary splash back tiling, radiator, laminate flooring.

#### CONSERVATORY

8' 9" x 15' 8" (2.67m x 4.78m) Constructed dwarf brick walls with uPVC units over, two wall light points, laminate flooring, warm roof, French door opening to front and rear.

#### FIRST FLOOR

Landing access to roof storage space, radiator, deep storage cupboard.

#### BEDROOM 1

10' 9" x 15' 7" (3.28m x 4.75m) Built in double wardrobe, TV point, telephone point, radiator, window to front.

#### ENSUITE SHOWER ROOM

Double width walk in shower cubicle with glass screen, wash hand basin with mixer tap and vanity cupboard under, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, heated ladder towel rail, inset ceiling spot lights.

#### BEDROOM 2

14' 3" x 9' 2" (4.34m x 2.79m) TV point, radiator, window to front.

#### BEDROOM 3

9' 3" x 13' 5" MAX (2.82m x 4.09m) In L-Shape, radiator, window to rear.

#### BEDROOM 4

9' 8" x 10' 9" (2.95m x 3.28m) Radiator, window to rear.

#### BATHROOM

Panelled bath with mixer shower attachment and glass screen, wash hand basin with vanity cupboard, low level WC with concealed flush, complimentary splash back tiling, heated ladder towel rail, vinyl flooring, extractor fan.

#### GARDEN

The front of this house is open plan and benefits from attractive shrub beds. A double width driveway provides off road parking and leads to a single garage with an up and over door.

The rear garden benefits from a paved patio with a pergola over. The garden is laid to lawn with well stocked shrub borders. Included in the sale is a timber garden shed.





**TENURE** Freehold

**SERVICES** Electric, Gas, Water

**COUNCIL TAX BAND** D

#### LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

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**Ref: 17482**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

#### ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		