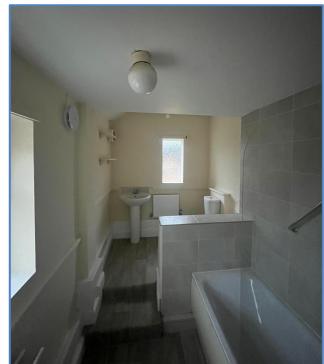


# Thurlby Causeway Estate Charity



**TO LET – 15 Church Street, Thurlby, Bourne, PE10 0EH**

**Rent £850 Per Calendar Month**

- Three bedroom Semi Detached Property
- Large Garden and Off Road Parking
- Available now
- Unfurnished
- Deposit £980
- EPC Rating D

These particulars were prepared February 2026. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Charity or firms employment has the authority to make or give any representation or warranty in respect of the property

## Location

15 Church Street is located to the east side of the A15 in the village of Thurlby. The property is situated approximately 2.5 miles south of Bourne.

## Description

Recently updated, 15 Church Street is a two storey three bedroom semi-detached property, with gas central heating and uPVC double glazing throughout. The décor is magnolia walls with white woodwork. The property comprises:

### Ground Floor

Kitchen, with wall and base units, 1 ½ sink and drainer, fitted hob, oven and extractor fan with plumbing for dishwasher and door to understairs pantry. The kitchen has space for a table and chairs.

Rear Hall with plumbing for washing machine and door to rear parking and garden. The rear hall has space for hanging coats and storing boots.

Bathroom, with electric shower over bath, wash hand basin and w.c

### Sitting Room

### First Floor

Bedroom One - Double

Bedroom Two - Double

Bedroom Three – large single

### Outside

There is a gravelled parking area and bin storage and large garden area.

## Services

Mains gas, sewage, water and electricity are connected to the property.

## Rent

£850 per calendar month. Rent is to be paid monthly in advance.

## Deposit and Agreement

A deposit of £980 is payable. The Agreement will be an Assured Shorthold Tenancy Agreement.

## Disputes

In circumstances where Landlord and Tenant are unable to resolve dispute arising consequent to the letting of the property, the Clerk will appoint an Arbitrator.

## Viewing

Viewings will be permitted only by appointment with the Clerk, as detailed below.

## Clerk to Thurlby Causeway Estate Charity

Elizabeth Allen, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

010778 700194 or elizabeth@ealandagents.co.uk

