



Viking Way, Thurlby

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Ideal Family Home
- Cul De Sac Location
- Four Double Bedrooms
- Highly Desirable Village Location
- Ample Off Road Parking and Double Garage
- Separate Reception Rooms
- Council Tax Band - E
- EPC Rating D
- Freehold

£375,000





This beautifully presented four-bedroom detached home is situated in the sought-after village of Thurlby. Offering spacious living accommodation and situated on a popular development, this property is a must-see. Boasting a double garage, principal bedroom with ensuite, and a conservatory, it truly offers comfortable family living.

Upon entering, you're greeted by an inviting entrance hall leading to the lounge, kitchen/diner, dining room, cloakroom, and utility room. The conservatory adds an additional space to relax and enjoy the garden views. The first floor landing leads to the principal bedroom with ensuite shower room, three further bedrooms, and a family bathroom.

Outside, the property benefits from a driveway providing off-road parking, leading to the double garage. The rear garden is private and not overlooked, featuring well-maintained lawns and two patio seating areas, perfect for outdoor entertaining.

With its generous living space and desirable features, this property truly needs to be viewed to appreciate all it has to offer.



Lounge 3.41m x 5.04m (11'2" x 16'6")

Dining Room 3.38m x 2.92m (11'1" x 9'7")

Conservatory 3.35m x 2.85m (11'0" x 9'5")

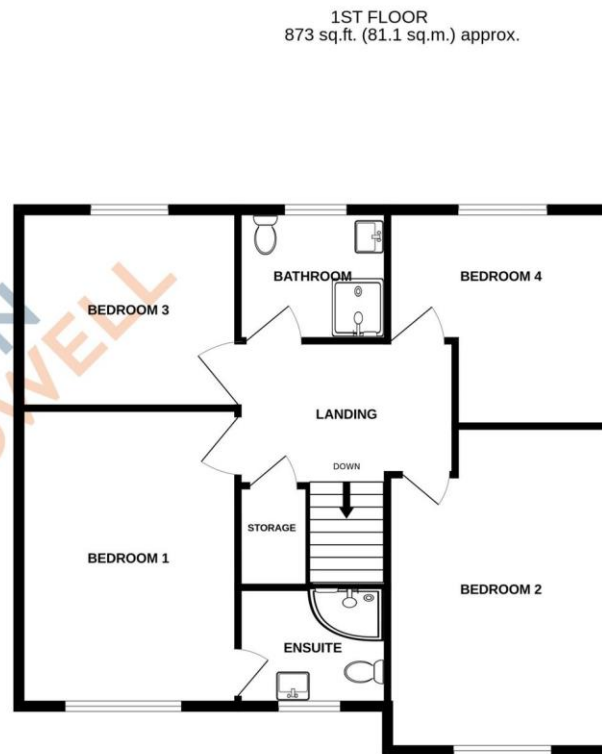
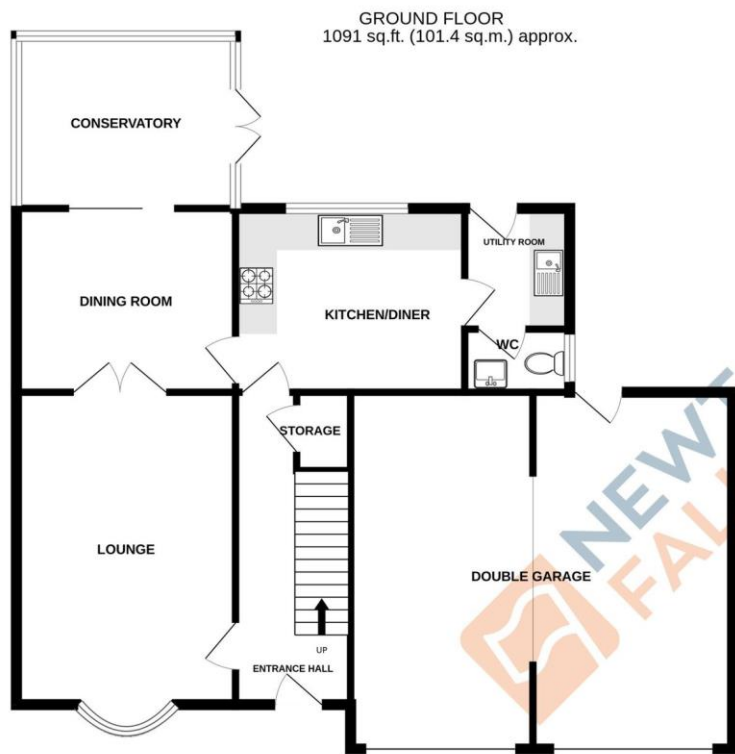
Kitchen Diner 2.98m x 3.60m (9'10" x 11'10")

Bedroom One 4.75m x 3.40m (15'7" x 11'2")

Bedroom Two 2.81m x 4.84m (9'2" x 15'11")

Bedroom Three 3.40m x 2.97m (11'2" x 9'8")

Bedroom Four 2.87m x 2.84m (9'5" x 9'4")



TOTAL FLOOR AREA: 1964 sq.ft. (182.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.