



7 The Causeway, Thurlby, PE10 0LD

 **NEWTON FALLOWELL**

2 1 1

Key Features

- NO ONWARD CHAIN
- Ideal First Home or Investment Property
- Fully Landscaped Rear Garden
- Private Off Road Parking
- Highly Sought After Village Location
- Open Downstairs Accommodation
- South Facing Rear Garden
- Council Tax Band - A
- EPC Rating D
- Freehold

Offers in excess of £200,000





Situated within the highly desirable village of Thurlby sits this modern two-bedroom semi-detached home. The property boasts a generous living room, open kitchen diner, two spacious bedrooms, and a three-piece family bathroom. The property also benefits from its off-road parking and a landscaped south facing private rear garden.

On entering the property, you are initially met by an impressive living room, containing a useful storage cupboard and stairs rising to the first floor. To the rear of the property is an open kitchen diner, enjoying access onto the private rear garden. To the first floor, the landing space separate two spacious bedrooms and a modern three-piece family bathroom.

Outside the front of the property, multiple off-road parking is found. The rear garden enjoys mature boards, separate patio seating areas, two storage sheds and benefits tremendously from not being over-looked. With so much to offer, we highly recommend you view this property at your earliest convenience.





Lounge 4.6m x 3.87m (15'1" x 12'8")

Kitchen Diner 2.66m x 3.86m (8'8" x 12'8")

Bedroom One 3.66m x 3.86m (12'0" x 12'8")

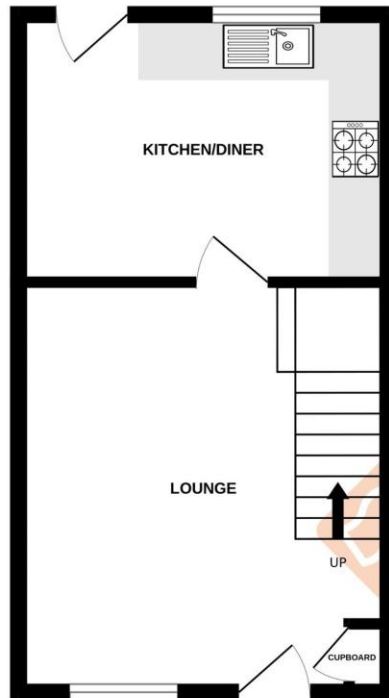
Bedroom Two 3.57m x 1.87m (11'8" x 6'1")

Family Bathroom 1.9m x 1.68m (6'2" x 5'6")





GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: A

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.