



44 Viking Way, Thurlby, Bourne, PE10 0HX

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- En-Suite To The Main Bedroom
- Downstairs W.C
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Ideal Family Home
- EPC Rating C
- Freehold

£350,000





Located in the sought-after village of Thurlby, this beautifully presented four-bedroom detached home offers spacious and versatile living accommodation throughout. Set on a popular residential development, the property has been thoughtfully updated and is ideal for families or those looking for modern village living. With four double bedrooms, three reception rooms, a refitted kitchen, bathroom, and en-suite, plus ample driveway parking, this home is a must-see.

Upon entering, you are welcomed by a spacious entrance hall laid with laminate flooring. To the right is the bright and airy lounge featuring a large bay window, while directly opposite sits the downstairs W.C. At the rear of the hall, the space opens into a stunning modern kitchen/diner fitted with wooden cabinetry, an inset sink with mixer tap, extractor fan, built-in oven, breakfast bar, and space for a freestanding fridge. Off the kitchen is a useful utility room providing additional cabinet storage, worktop space, and room for further freestanding appliances. The dining area, open from the kitchen, enjoys French doors that lead directly to the private rear garden. A third reception room sits to the left of the kitchen—currently used as a home office, but equally suitable as a snug, playroom, or formal dining space.

Upstairs, the first-floor landing leads to four generously sized double bedrooms, all laid with laminate flooring. The principal bedroom boasts a stylish en-suite shower room and a feature UPVC casement window with an arched fanlight. The remaining bedrooms are served by a modern family bathroom complete with a bath and overhead shower, finished to a contemporary standard.

Externally, the property benefits from ample off-road parking to the front via a private driveway. The rear garden is fully enclosed and offers a good degree of privacy, featuring a well-maintained lawn and gravelled seating area—ideal for outdoor entertaining.





Entrance Hall

Lounge 3.96m x 3.69m (13'0" x 12'1")

W/C

Kitchen/Diner 5.47m x 2.98m (17'11" x 9'10")

Utility 2.16m x 1.57m (7'1" x 5'2")



Conservatory 2.35m x 3.45m (7'8" x 11'4")

Reception Room 2.67m x 5.23m (8'10" x 17'2")

Landing

Principal Bedroom 3.87m x 3.31m (12'8" x 10'11")

En-Suite 2m x 1.41m (6'7" x 4'7")



Bedroom 2 2.63m x 2.85m (8'7" x 9'5")

Bathroom 1.67m x 2.3m (5'6" x 7'6")

Bedroom 3 2.92m x 2.42m (9'7" x 7'11")

Bedroom 4 2.36m x 2.4m (7'8" x 7'11")





Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

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.

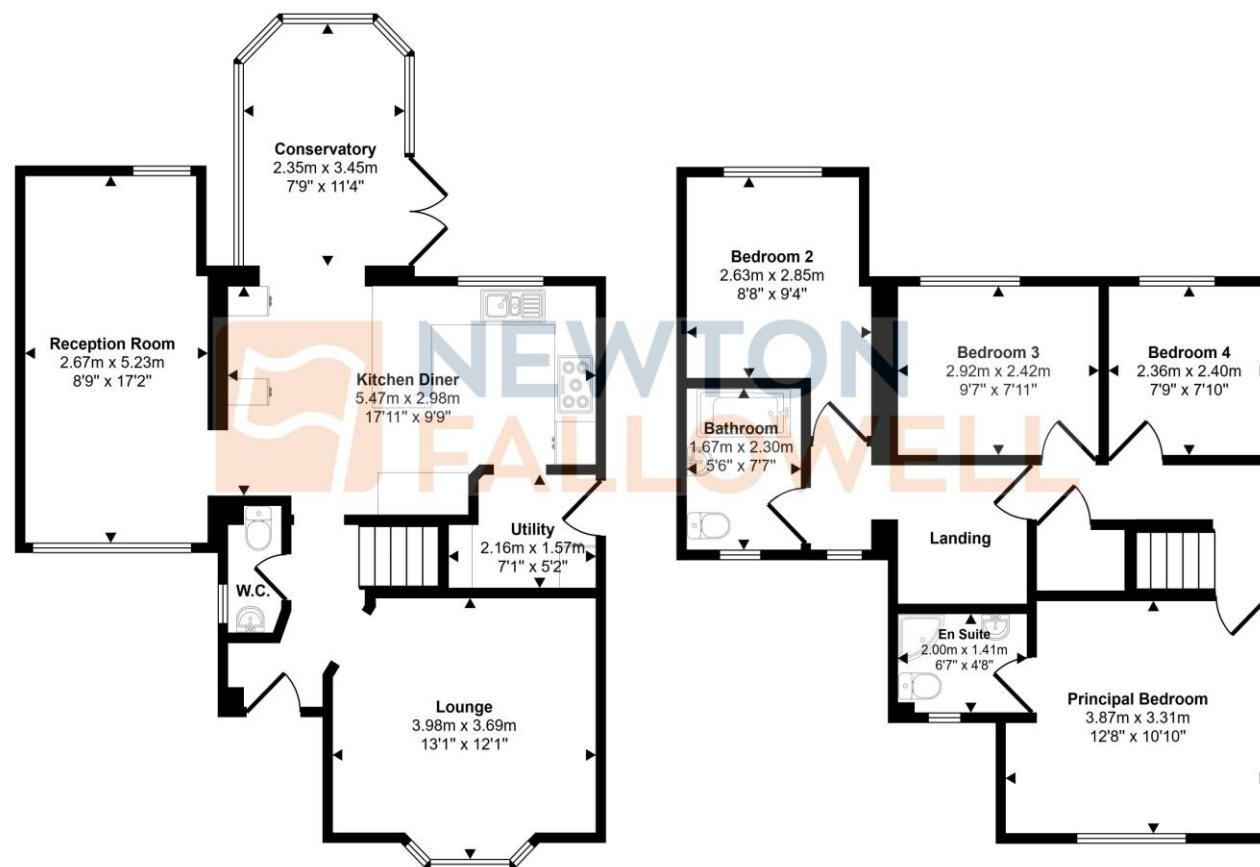
ANTI-MONEY LAUNDERING REGULATIONS:

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.

Approx Gross Internal Area
119 sq m / 1281 sq ft



Ground Floor
Approx 64 sq m / 685 sq ft

First Floor
Approx 55 sq m / 597 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.