



BRITISH  
PROPERTY  
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**Rose Bank**  
Thurlby Road, Bilsby, Alford. LN13 9JJ

**BELL**





## Rose Bank

Thurlby Road, Bilsby, Alford

Rose Bank is a delightful two-bedroom detached bungalow, set with beautiful gardens and an excellent rural view to the rear from a village-edge position. With spacious, South-facing lounge and dining kitchen to the front, the property is complete with a triple aspect kitchen, bathroom and garage.

Bilsby is a small village situated just over a mile from the historic market town of Alford and six miles from the coastal village of Sutton on Sea. Alford offers a good range of local services and excellent educational facilities including Queen Elizabeth's Grammar School. Sutton on Sea offers seaside facilities, beaches and extensive coastal walks along the promenade.

### ACCOMMODATION

*Entered to the side through uPvc double glazed obscure leaded door with matching side panel to*

**Hallway** – with of L-shaped proportions, lights to ceiling, radiator, carpet, power points, wood doors to accommodation including...

**Lounge** – with uPvc double glazed windows to front and side, lights to ceiling and wall, tv point, multiple power points, radiator, gas fire to tiled surround with wood overmantle, carpet, open doorway to...

**Dining Kitchen** – with uPvc double glazed windows to front and side, lights to ceiling, good range of storage units to base and wall levels including glazed double-fronted display units, sink and drainer set to roll edge worktop, sharp oven and four ring hob beneath extractor canopy. Space and connections for fridge, under counter washing machine, wood effect flooring, radiators, multiple power points, wood door to hallway, uPvc double glazed obscure door to side, to...







**Conservatory** – with uPvc double glazed windows to front, side and rear; french doors to rear, lights to wall, radiator, multiple power points, tiled flooring.

**Bathroom** – with uPvc double glazed obscure window to side, light to ceiling, low level W/C, hand wash basin set to storage unit, bath with electric triton shower over, tiles to walls, wood effect flooring, radiator.

**Bedroom** – with uPvc double glazed window to rear, light to ceiling, carpet, radiator, multiple power points, built in wardrobe storage space.

**Bedroom** – with uPvc double glazed window to rear, light to ceiling, carpet, radiator, multiple power points, built in wardrobe storage spaces to walls.

## OUTSIDE

The property is approached to the front, up driveway with turnaround and ample parking for multiple vehicles, leading to the...

**Garage** –with up and over door to front, personnel door to side, wood window to rear, light to ceiling, power.

To front and rear gardens are predominantly laid to lawn and provide a wealth of mature flower beds and borders. The rear, looking out across neighbouring arable farmland, also boasts patio seating spaces, a green house, two timber sheds and a rock-edged pond, surrounded by gravelled beds.

East Lindsey District Council – Tax band: tbc

ENERGY PERFORMANCE RATING: tbc

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office...

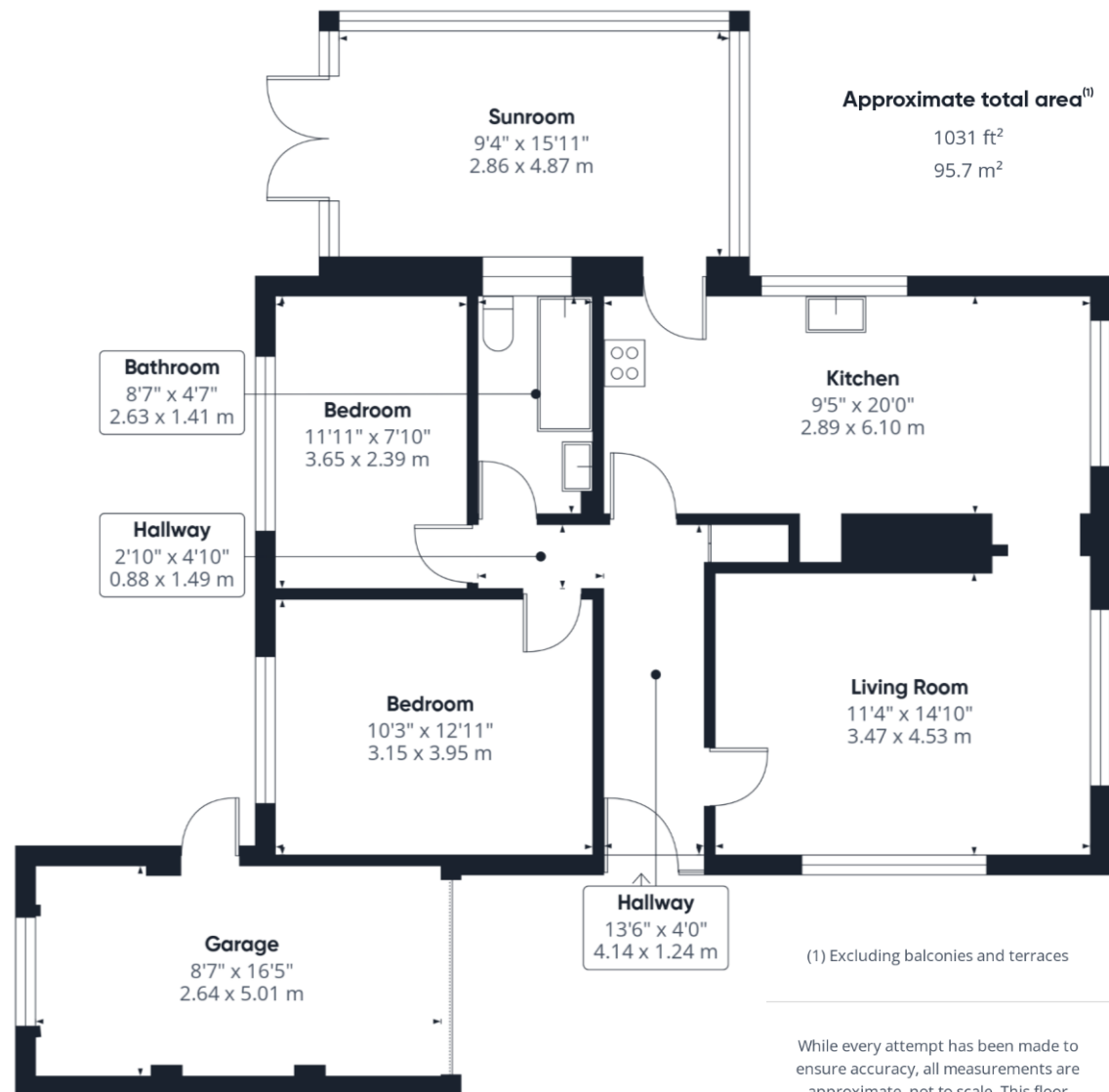
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(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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