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Travida, Obthorpe, Thurlby, Bourne, Lincolnshire. PE10 0ER

For Sale Freehold – Guide Price: £260,000

Three bedroom detached bungalow with attached garage set within a generous plot. Expansive views overlooking the open countryside. The property has an Agricultural Occupancy Condition.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

VIEW OVER NEIGHBOURING LAND



ENTRANCE HALL

19' 7" x 4' 4" (5.98m x 1.33m) plus 1.32m x 2.28m - Entrance through south facing UPVC entrance door into L shaped hallway. Carpeted, neutral decor, radiator and loft access.

LIVING ROOM/DINING ROOM

29' 10" x 13' 9" (9.10m x 4.20m) Open plan living/dining room with south facing UPVC window and north facing patio doors. Neutral coloured carpet with painted walls, double panel radiators and electric fire with marble effect surround and wooden outer. Doors leading from the hallway into the kitchen.

KITCHEN

14' 8" x 14' 0" (4.48m x 4.29m) Tiled floor, painted walls with base and wall mounted kitchen units with single sink with drainer. Electric double oven, integrated fridge/freezer and dishwasher.

CONSERVATORY

15' 3" x 8' 0" (4.65m x 2.44m) Tiled floor with painted and papered walls, south facing entrance door and south and west facing windows. Cupboard containing oil fired boiler.



FAMILY BATHROOM

9' 11" x 7' 2" (3.04m x 2.20m) Tiled floor and walls with walk in shower, bath, WC and basin inset within vanity unit. Airing cupboard and north facing window.

FRONT BEDROOM

9' 10" x 14' 4" (3.02m x 4.38m) Carpeted with painted walls and south facing window.

BEDROOM

9' 10" x 14' 4" (3.00m x 4.38m) Wood laminate flooring with painted and wall papered walls with east facing window. Fitted bedroom furniture with inset for double bed.

ENSUITE

6' 0" x 6' 9" (1.83m x 2.06m) Tiled floor and walls with towel warmer, WC, basin and corner shower cubicle.

BEDROOM

9' 6" x 10' 9" (2.91m x 3.28m) Wood laminate flooring with painted walls, north facing window and single panel radiator.

GARAGE

22' 7" x 16' 0" (6.89m x 4.89m) Concrete floor, brick walls, west facing window and south facing electric up and over door. Access door from conservatory.

GARDENS

The property has the benefit of gardens surrounding all sides the property with a generous size driveway leading towards the front of the property and the garage which is located on the west side of the property.

The majority of the garden is laid to lawn with some gravel borders and is surrounded by mature hedges. The property has the benefit of fantastic views to the north and west overlooking open countryside.

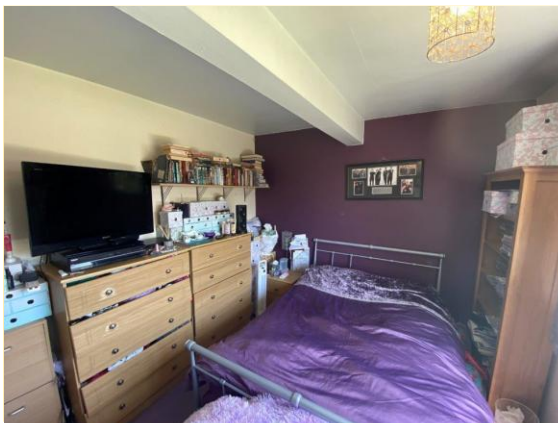
AGRICULTURAL OCCUPANCY CONDITION

The property has an Agricultural Occupancy Condition which was detailed in the Planning Application dated 12th September 1975 Ref. SK/1040/75/1837. Point 5 of the Planning Permission stated "The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agricultural as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry or a dependant of such a person residing with him (but including a widow or widower or such a person)."

Additional information may be available from the Selling Agent but interested parties are encouraged to make their own investigations in relation to compliance with this condition.

SERVICES

The property has the benefit of mains water and mains electric. The oil tank which serves the oil central heating system is located to the north side of the property and the private foul drainage system is located on the west side of the property.



**EPC
TO
FOLLOW**



TENURE Freehold

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 16547

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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