

Rosedale

14 CROWN LANE, THURLBY, PE10 0EY



£295,000 OFFERS IN EXCESS OF

"Sought-after village South of Bourne"

- DETACHED SPACIOUS BUNGALOW
- THREE BEDROOMS
- REFITTED KITCHEN & DESIGNER SHOWER ROOM
- NEW FLOORING AND REFRESHED DECOR
- POPULAR VILLAGE LOCATION SOUTH OF BOURNE
- IMMACULATE CONDITION THROUGHOUT
- AMPLE OFF ROAD PARKING
- GATED ACCESS TO BOTH SIDES TO THE FULLY ENCLOSED REAR GARDEN
- SINGLE GARAGE WITH LIGHT AND POWER
- EPC ENERGY RATING C - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer this well-presented detached bungalow, located in the popular village of Thurlby.

The property is within easy access of local shops, Bourne, and Peterborough and has been updated throughout, including a modern kitchen, stylish shower room, new flooring, and refreshed decor throughout. There are three good-sized bedrooms with a lounge to the front.

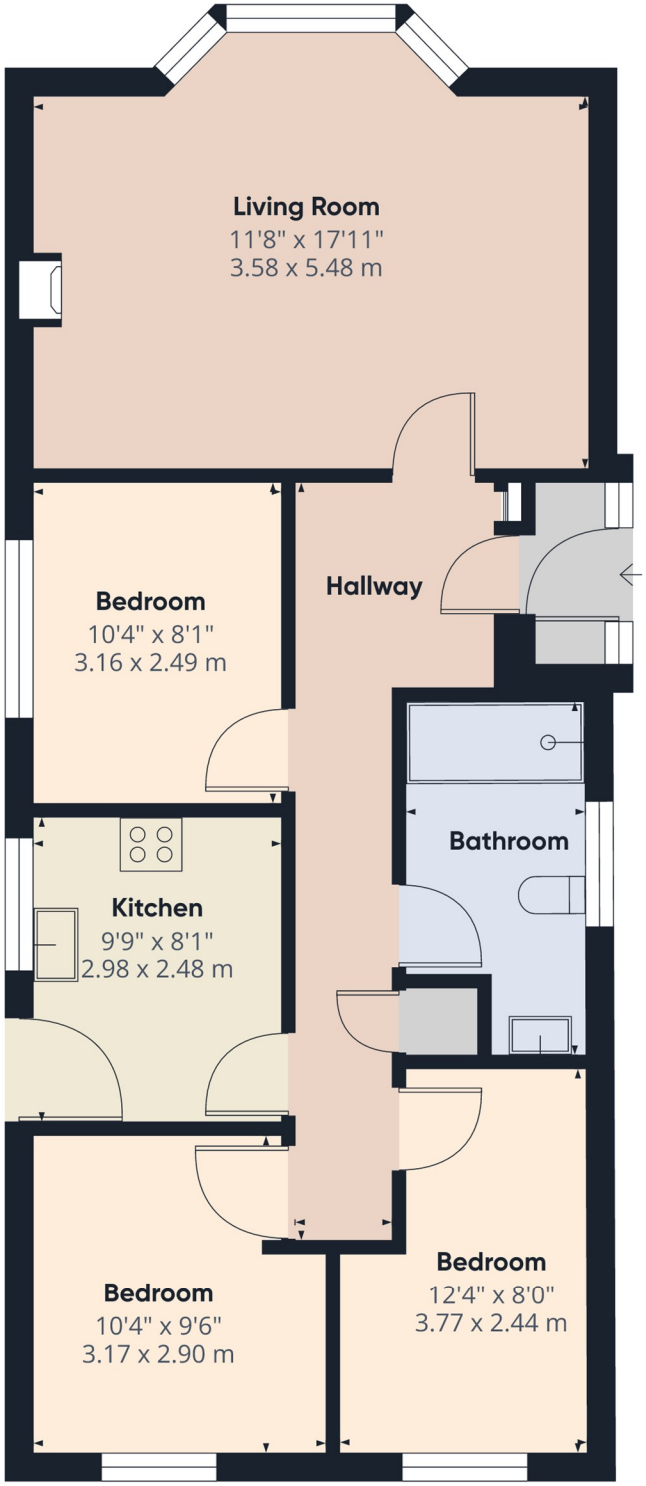
Outside, the property has a fully enclosed garden, a single garage with light and power connected and is accessed via a shared driveway which offers off road parking.

3 Bedrooms 1 Bathroom 1 Reception

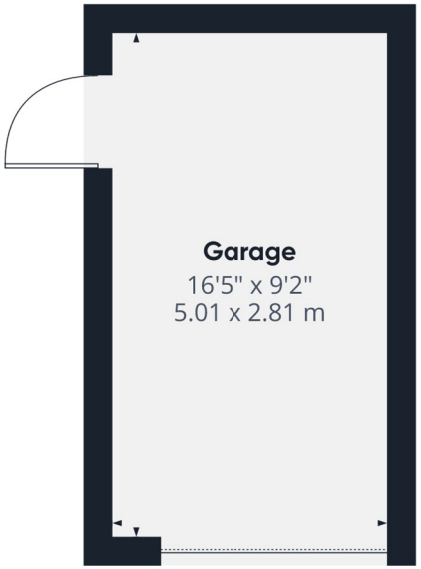








Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

816 ft²

75.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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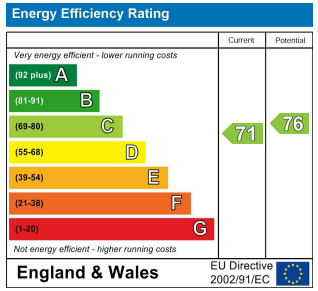


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29442262

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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