



23 The Causeway, Thurlby
£275,000

 **NEWTON FALLOWELL**

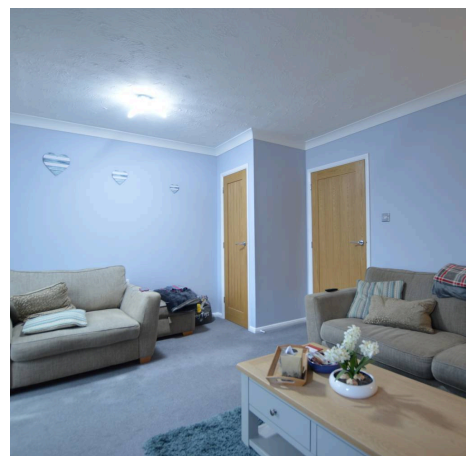
23 The Causeway

Thurlby, Bourne

Located in a corner of the ever popular village of Thurlby sits this wonderfully presented link detached home with recently replaced kitchen and bathroom with 3 generous bedrooms. The property also boasts from having a conservatory and downstairs W.C. The driveway to the front of the property has enough space for two cars and leads onto the garage.

Upon entering the property you have access to the downstairs W.C on the right side and to the left the beautiful modern kitchen with space for washing machine and fridge/freezer and inbuilt oven and microwave oven. At the end of the entrance hall is entry into the lounge/diner and further onto the conservatory which looks out onto the private garden space. The lounge space featuring recent installation of a log burner.

Upstairs are three bedrooms all generously proportioned with two doubles and one single. There is a modern bathroom which is finished to a very high standard and features an Aqualisa shower. Outside there is access to the garden on the left of the property which is perfect for storage for bins then leading the the private garden which has access to the garage from an external door. This home is perfect for those looking for a quiet area in a peaceful village location





Entrance Hall

W.C

5' 9" x 2' 9" (1.75m x 0.83m)

Kitchen

10' 10" x 9' 4" (3.29m x 2.84m)

Lounge/Diner

16' 1" x 12' 4" (4.90m x 3.76m)

Conservatory

10' 6" x 7' 9" (3.21m x 2.35m)

Landing

12' 0" x 6' 5" (3.67m x 1.96m)

Bedroom One

13' 1" x 9' 5" (3.99m x 2.86m)

Bedroom Two

12' 4" x 9' 5" (3.76m x 2.86m)

Bedroom Three

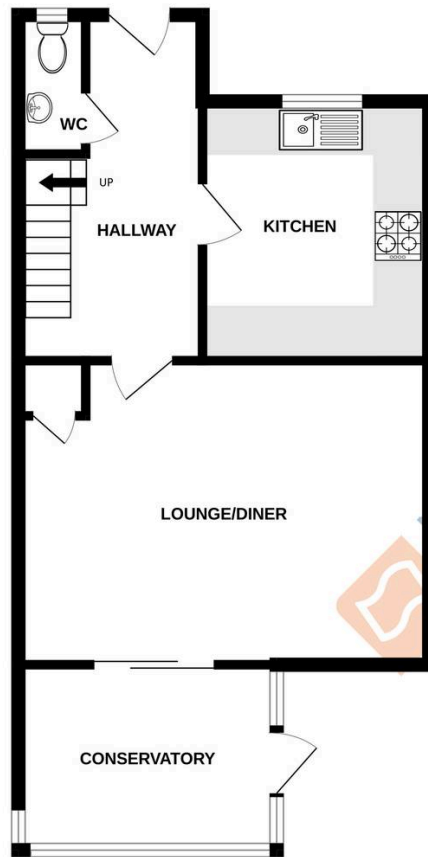
8' 5" x 6' 5" (2.57m x 1.96m)

Bathroom

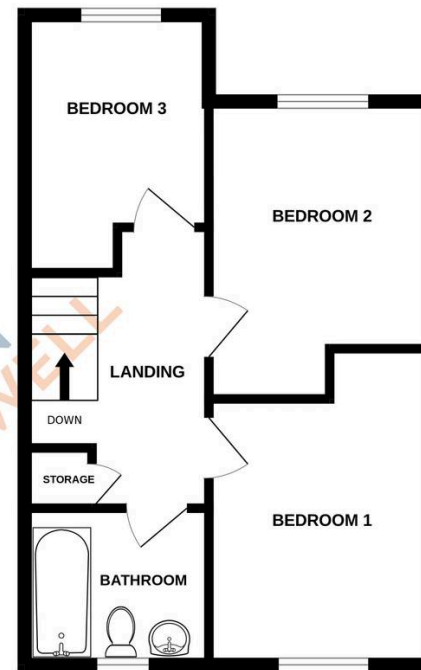
6' 5" x 6' 4" (1.96m x 1.94m)



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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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Newton Fallowell - Bourne

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