

Firmin & Co. Estate Agents

8 St. Botolphs Way

Thorney PE6 0SL

£260,000

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Thorney PE6 0SL

Positioned in a quiet Cul De Sac, this well presented semi detached house is located in the sought after village of Thorney. The property is close to local amenities including schools for younger children, health clinic, recreational park lands and historical landmarks such as the beautiful Thorney Abbey.

With a recently installed gas boiler the property comprises; Entrance Hall with stairs to the first floor Landing, good size Lounge Diner with a wood burner feature and access to a spacious Conservatory overlooking the enclosed rear Garden. The Garage has been altered to provide to storage rooms but could easily be converted back and there is a fitted Kitchen Breakfast Room.

The Landing leads to three Bedrooms and a refitted Shower Room and separate W.C.

With off road parking the open plan front garden has access to the rear, viewing of this attractive family home is strongly recommended.

Tenure Freehold
Council tax B

























Entrance Hall
Stairs to the first floor Landing

Storage Room (formally the garage)
10'8" x 7'6" (3.26m x 2.29m)

Lounge Diner
20'8" max 12'1" max (6.31m max 3.70m max)
'L'Shape Room, fitted wood burner, French doors to

Conservatory
9'10" x 8'5" (3.00m x 2.59m)
French door to rear garden.

Kitchen Diner
17'11" m max x 8'8" (5.48 m max x 2.66m)
Fitted with base and eye level kitchen units with wood worktops, plumbing for a washing machine, space for independent cooker, built in storage cupboard, door to the side.

First Floor landing
Doors to

Bedroom 1
11'10" x 10'11" (3.62m x 3.33m)
Built in wardrobe.

Bedroom 2
10'8" x 8'9" (3.27m x 2.67m)

Bedroom 3
11'10" x 6'3" (3.63m x 1.91m)

Refitted Shower Room
Walking shower cubicle, vanity hand wash basin, boiler cupboard.

Separate W.c.

Outside
To the front of the property is an open plan garden laid mainly to lawn with floral borders and a driveway giving off road parking and access to a single garage, currently split into storage spaces. Gated side access leads to an enclosed rear garden also laid to lawn with mature floral borders, a paved patio and gravel seating/work area.

Floor Plan

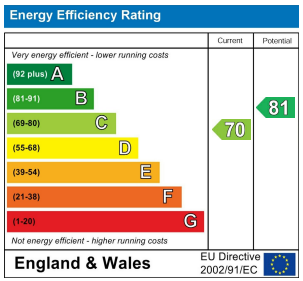


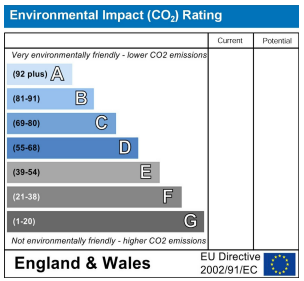
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Crowland Office on 01733 259995
if you wish to arrange a viewing appointment for this property or require further information.

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