

Richardson

69 Northorpe Lane, Thurlby
Bourne, PE10 0HG

LETTINGS SPECIALISTS

TO LET

£850 PCM



- Village Location
- Two Double Bedrooms
- Allocated Parking
- Council Tax Band A
- End of Terrace
- Period Features
- Gas Central Heating
- EPC D

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 758000

LOCATION

This period end of terrace house is situated in the lovely village of Thurlby. The village itself boasts a local primary school, general store with post office facilities and 'The Horseshoes' public house. Thurlby is just off the A15 in Lincolnshire between Bourne and Market Deeping. Both towns offer a wide range of shopping opportunities, excellent secondary and grammar schools.

DESCRIPTION

This terraced property is perfect for a small family or couple. It sits on an end plot with allocated parking to the front and courtyard garden to the rear with a verandah area. Internally, a light and airy sitting room leads to the kitchen/diner. To the first floor are two good sized double bedrooms and family bathroom.

FRONT ENTRANCE HALLWAY

Entrance hall with impressive stain glass leaded front door, further door leading to:

SITTING ROOM 4.45 x 3.59

The separate sitting room is located at the front of the property and is accessed by both the hallway and the kitchen. This cosy room with wooden flooring and an open fireplace add to the period feel.

KITCHEN/DINER 4.82 x 2.42

The property boasts a kitchen equipped with essential appliances, including gas cooker, fridge and a freezer. Located at the rear of the property, the open plan kitchen has space for a small dining table. Doors leading to the courtyard garden and cloakroom. In addition to the fitted shaker kitchen units there is a large walk in cupboard for extra storage.

CLOAKROOM

Basin and toilet with window to rear.

STAIRS TO FIRST FLOOR

Boasting a stunning stain glass window to the side aspect. Doors leading to bedrooms and bathroom.

MAIN BEDROOM 4.78 x 2.98

This double bedroom runs the width of the front of the property and benefits from built in wardrobe space.

BEDROOM TWO 3.13 x 2.96

A further double bedroom is located at the rear of the property and has the advantage of partial views across open fields. It also benefits from a hand basin.

FAMILY BATHROOM 2.75 x 2.21

The bathroom suite comprises of bath (shower over), hand basin set into vanity unit and WC.

OUTSIDE

To the rear is a gravelled courtyard with gate leading to the front garden where the allocated parking space is situated. A tiled verandah runs the width of the rear of the property providing a sheltered space for entertaining and storage.

SERVICES

Mains water, electricity, gas and sewerage are connected.

COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band A

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy.

VIEWINGS

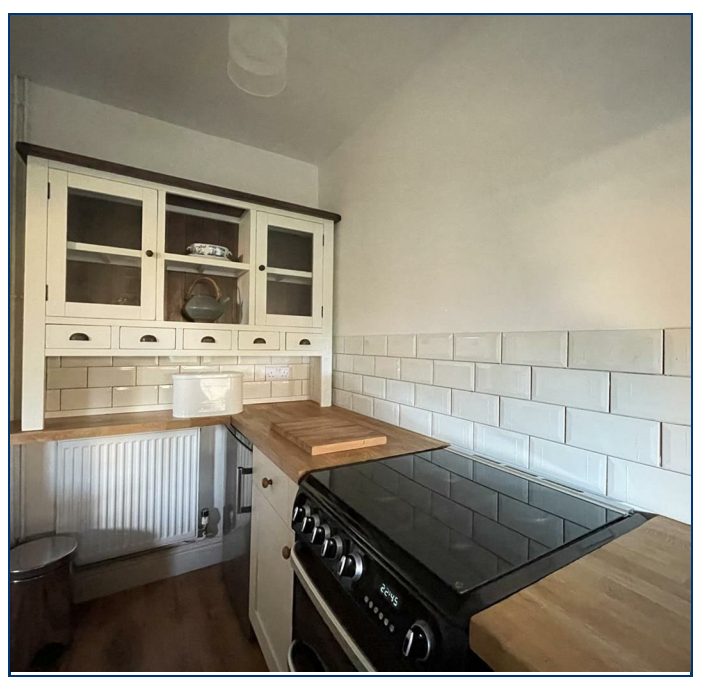
All viewings are strictly by appointment through Richardson.

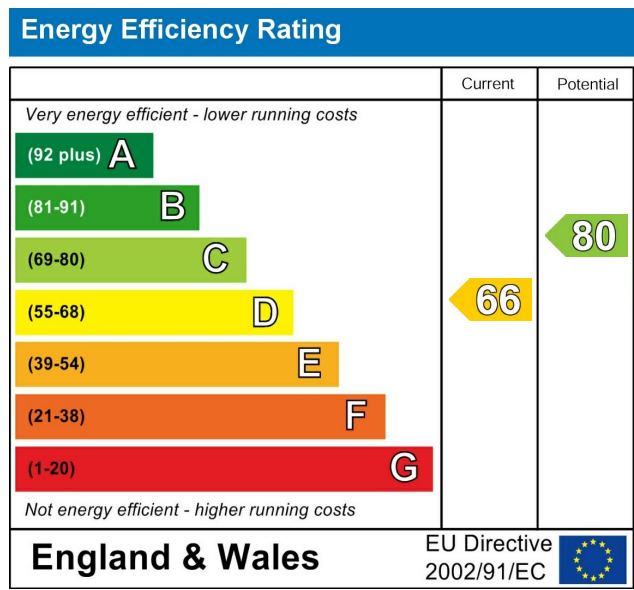
BROADBAND/MOBILE

According to OFCOM:

Mobile networks available - O2, VODAPHONE, TREE, EE (Limited)

Broadband types available - Standard, Superfast, Ultrafast





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