

Rosedale

# 45 SWALLOW HILL, THURLBY, BOURNE, PE10 0JD



## £475,000

"Sought after location with no onward chain"

- ALLISON BUILT DETACHED HOUSE
- THREE BEDROOMS
- OPEN FIELD VIEWS TO REAR
- NO ONWARD CHAIN
- DOUBLE GARAGE
- SET BACK FROM THE ROAD
- AMPLE DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- OVERSIZED PLOT
- EPC ENERGY RATING E - COUNCIL TAX BAND D



# PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this detached Allison house on Swallow Hill, which is a real find. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space and offering plenty of potential.

As you approach the house, you will be greeted by an extensive driveway and generous space surrounding the property. This spacious home provides the perfect setting for both relaxation and entertaining, making it an excellent choice for hosting friends and family. The layout is practical, ensuring that every corner of the home is utilised effectively.

The bedrooms are bright and airy, providing a peaceful retreat, with some enjoying field views. Each room offers ample space. The property also benefits from a south-facing rear garden, perfect for enjoying the outdoors, whether gardening or providing a space for children's play.

Located in a friendly community, this home is conveniently situated on Swallow Hill, with easy access to schools and transport links, making it an ideal spot for those who appreciate both tranquility and accessibility.

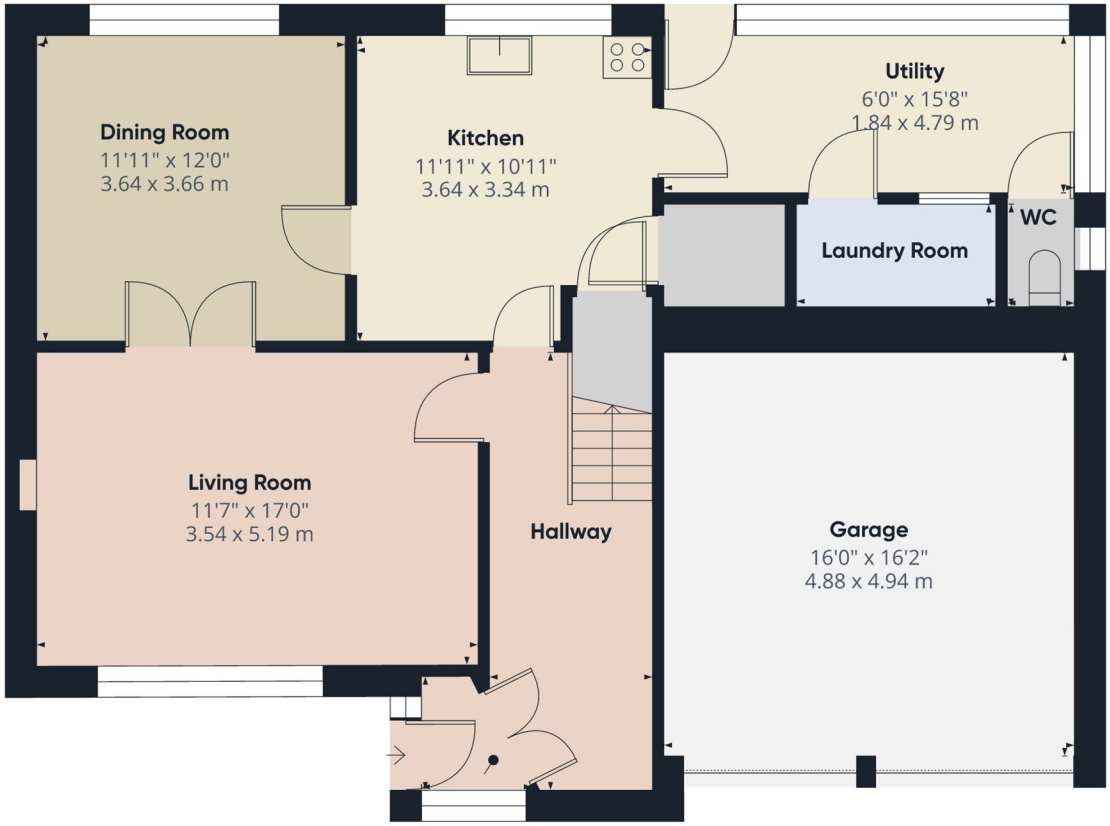
In summary, this detached house on Swallow Hill is a wonderful opportunity for anyone looking to settle in a village south of Bourne, with a semi-rural feel. Do not miss the chance to make this property your new home, as properties like this do not come onto the market very often. Book your viewing today.

3 Bedrooms 1 Bathroom 2 Reception

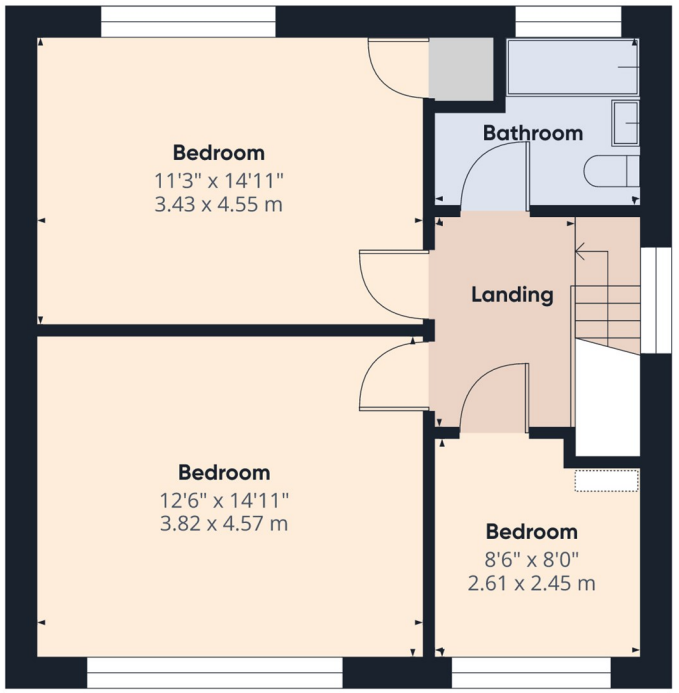









**Floor 0** Building 2




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**Approximate total area**(1)

1310 ft²

121.6 m²

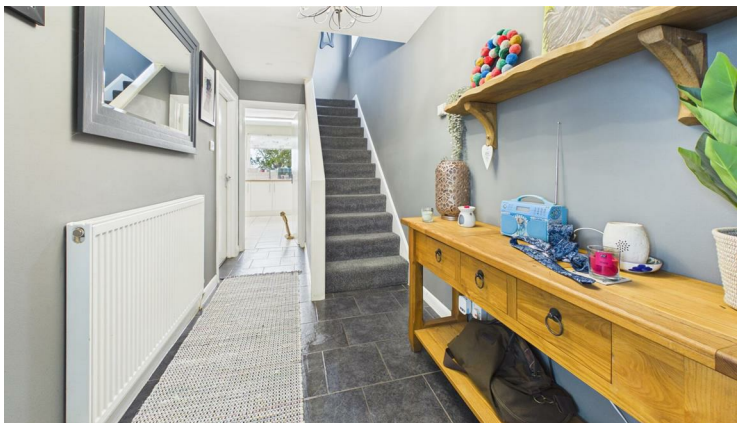
(1) Excluding balconies and terraces

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

GIRAFFE360


MEALS
MEMORIES
HERE





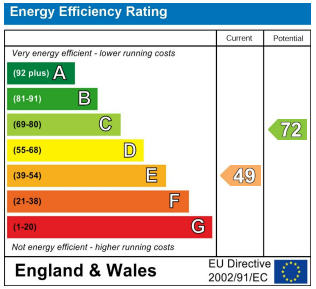


## SERVICES & UTILITIES

**Tenure:** Freehold **Council Tax Band:** D

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

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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