



52 Viking Way, Thurlby

Offers Over £340,000

 **NEWTON FALLOWELL**

52 Viking Way

Thurlby, Bourne

Located in the sought-after village of Thurlby, this beautifully presented FOUR BEDROOM detached home offers spacious and versatile living accommodation throughout. Set on a popular residential development, the property is ideal for families or those looking for modern village living. With four bedrooms, three reception rooms, a kitchen, bathroom, and en-suite, plus ample driveway parking, this home is a must see. Upon entering, you are welcomed by a spacious entrance hall. To the right is the bright and airy lounge featuring a large bay window, while directly opposite sits the downstairs W.C. At the rear of the hall, the space opens into the dining room which leads to a kitchen, fitted with wooden cabinetry, a sink with mixer tap, extractor fan, built-in oven, and space for a freestanding fridge. Off the kitchen is a useful utility room providing additional cabinet storage, worktop space, and room for further freestanding appliances. The dining area, open into the conservatory which is perfect for entertaining the family and friends with patio doors that lead directly to the private rear garden.

Upstairs, the first floor landing leads to four generously sized bedrooms. The principal bedroom boasts a stylish en-suite shower room and a built-in wardrobe. The remaining bedrooms are served by a modern family bathroom complete with a bath and overhead shower, finished to a contemporary standard.

Externally, the property benefits from ample off-road parking to the front via a private driveway leading to a garage. The rear garden is fully enclosed and offers a good degree of privacy, featuring a well-maintained lawn and gravelled seating area ideal for outdoor entertaining.





Entrance Hall

Living Room

13' 2" x 14' 2" (4.02m x 4.33m)

Dining Room

9' 5" x 12' 8" (2.86m x 3.85m)

Kitchen

9' 7" x 9' 4" (2.92m x 2.84m)

Downstairs W.C

5' 10" x 3' 1" (1.78m x 0.94m)

Utility Room

5' 0" x 5' 11" (1.52m x 1.81m)

Conservatory

33' 2" x 65' 7" (10.10m x 20.00m)

Landing

Bedroom One

11' 7" x 11' 1" (3.52m x 3.37m)

En-Suite

3' 9" x 5' 9" (1.15m x 1.76m)

Bedroom Two

9' 9" x 9' 1" (2.97m x 2.76m)

Bedroom Three

9' 4" x 6' 4" (2.84m x 1.93m)

Bedroom Four

6' 6" x 7' 11" (1.97m x 2.41m)

Bathroom

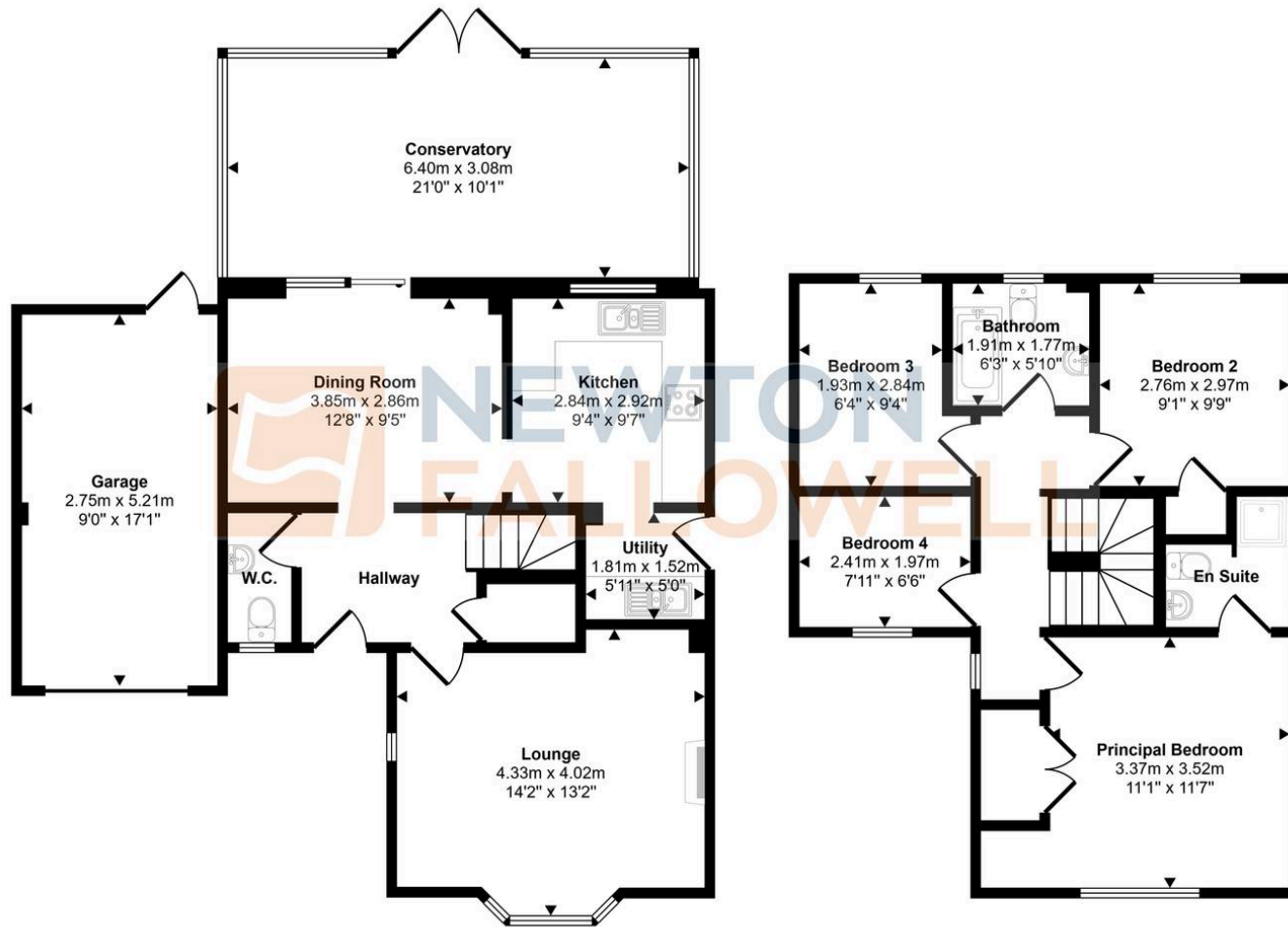
5' 10" x 6' 3" (1.77m x 1.91m)

Garage

17' 1" x 9' 0" (5.21m x 2.75m)



Approx Gross Internal Area
134 sq m / 1446 sq ft



Ground Floor
Approx 85 sq m / 913 sq ft

First Floor
Approx 50 sq m / 533 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Bourne

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