
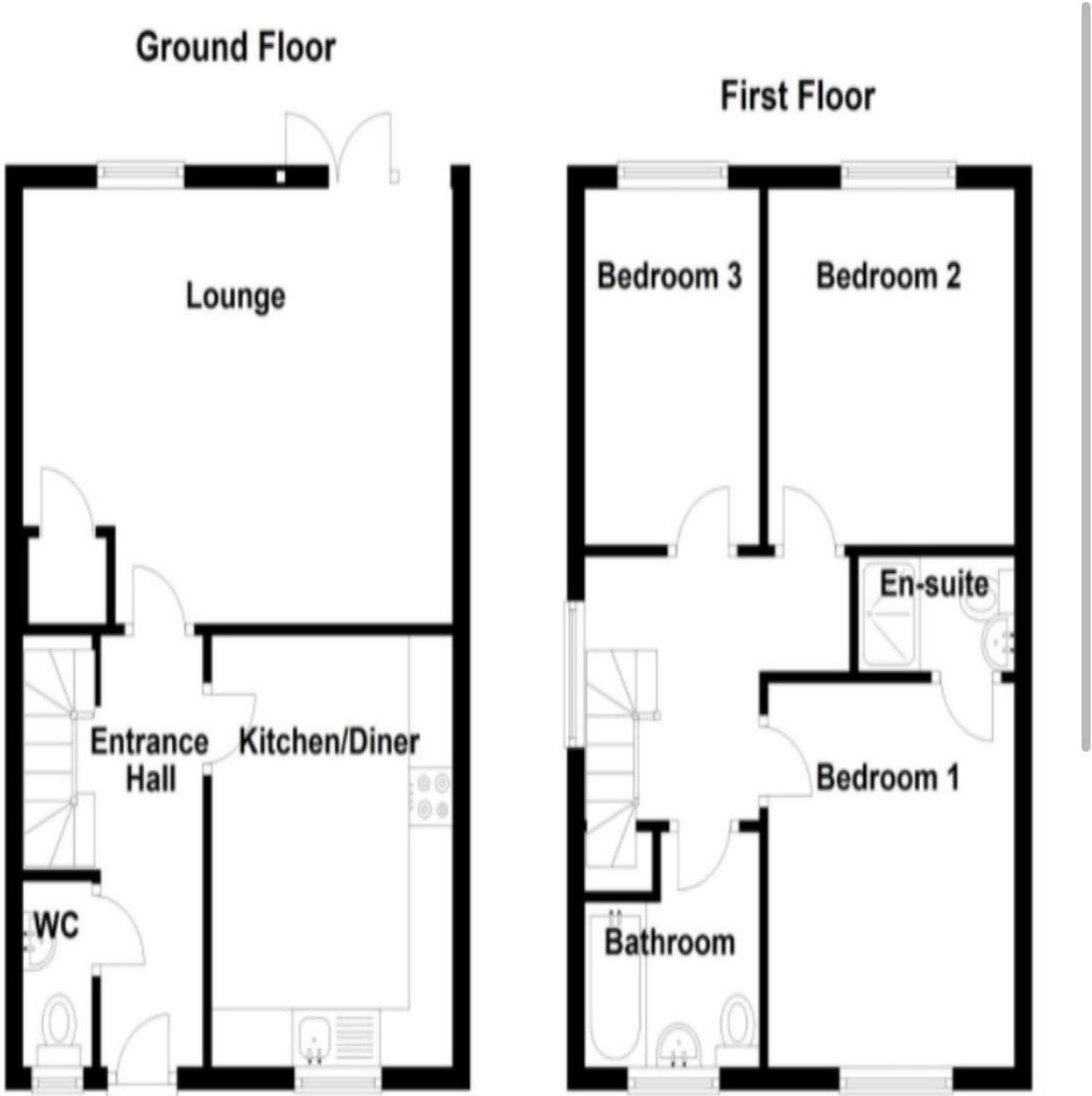


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	76	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



12 Homestead Gardens, Thurlby, Lincolnshire, PE10 0BE

£250,000 Freehold

Offered for sale with NO ONGOING CHAIN this modern three bedroom home is set in a small select development with fantastic views over open field that really must be viewed. The current vendors have recently updated the property with new carpets and completely decorated throughout meaning this home is ready for any buyer to move straight in. The property offers great space including, entrance hall, downstairs cloakroom, fantastic new fitted kitchen/breakfast room, lounge, master bedroom with en-suite, two further bedrooms and family bathroom. Outside there is a single garage and driveway to the side providing plenty of parking and to the rear a fully enclosed lawned garden with views over open fields. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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See things differently.



Bedroom One - 11'2" x 9'6" (3.4m x 2.9m) With upvc double glazed window to front aspect, radiator and power points

En-Suiet Shower Room - With fully tiled shower cubicle, low level wc, wash hand basin, radiator and extractor fan.

Bedroom Two - 9'7" x 9'5" (2.92m x 2.87m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Three - 9'7" x 6'4" (2.92m x 1.93m) Upvc double glazed window to the rear, radiator and power points.

Family Bathroom - Fitted suite comprising, panelled bath, low level wc, wash hand basin, built in airing cupboard and frosted window.

Outside - To the side there is a driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door. The rear garden is fully enclosed, mainly lawned with fantastic views over open fields.



ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, laminate flooring and door leading to.

Downstairs Cloakroom - With a upvc double glazed obscured window, ceramic wash hand basin, low level WC, tiled splashbacks, radiator and laminate flooring.

Kitchen/Diner - 12'4" x 9'3" (3.76m x 2.82m) With fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated fridge freezer, space and plumbing for washing machine, part tiled walls, tiled flooring, upvc double glazed window to the front and radiator.

Lounge - 16'4" x 12'6" (4.98m x 3.8m) With upvc double glazed window to rear aspect and upvc double glazed French doors offer access to the rear garden, radiator, laminate flooring and under stairs storage cupboard.

First Floor Landing - Loft access and door to.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B