
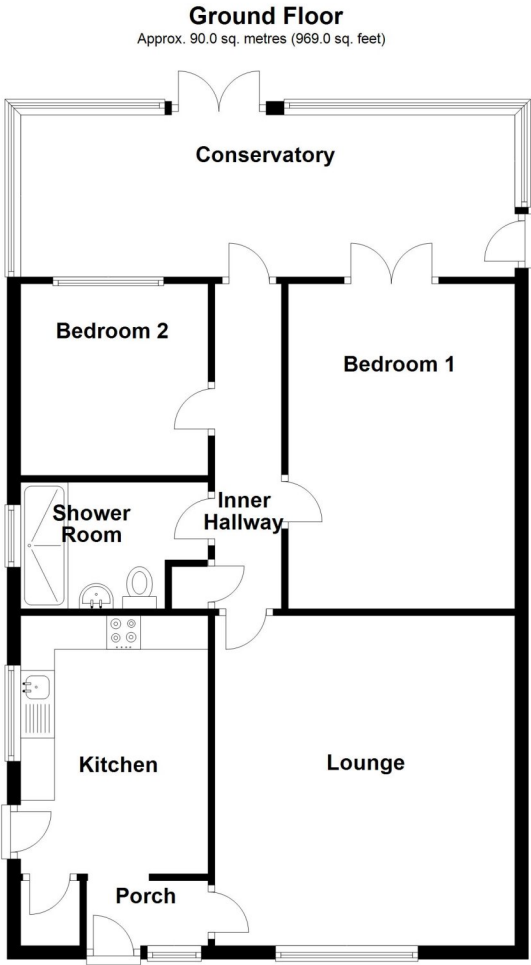


Elsa Drive, Thurlby, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(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	



Total area: approx. 90.0 sq. metres (969.0 sq. feet)



1 Elsa Drive, Thurlby, Bourne, Lincolnshire, PE10 0HL

£260,000 Freehold

Winkworth are delighted to offer for sale this superbly presented two bedroom detached bungalow located in the popular village of Thurlby. The property offers deceptively spacious accommodation benefiting from, lounge overlooking the front, modern fitted kitchen, 24ft conservatory with french doors onto the rear garden, two double bedrooms and modern fitted shower room. Outside there is a driveway to the side giving access to a single garage and to the rear a fully enclosed gravelled garden. Please call 01778 392807 for more information.

Two-bedroom detached bungalow | Located in the popular village of Thurlby | 24ft conservatory | French doors onto the rear garden | Single garage and to the rear | Fully enclosed gravelled garden | Council Tax Band B

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

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



Shower Room - A modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is a block paved driveway providing ample off-road parking leading to a DETACHED SINGLE GARAGE. The rear garden is fully enclosed and mainly gravelled with a wide selection of shrubs and two sheds.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B



ACCOMMODATION

Entrance Hall - With door leading to the kitchen and door to.

Lounge - 16'1" x 14'6" (4.9m x 4.42m) With attractive feature fireplace, upvc double glazed window overlooking the front, radiator, power points and door to inner hall.

Kitchen - 12'5" x 9'6" (3.78m x 2.9m) Modern fitted units comprising, ceramic sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space and plumbing for washing machine, space for fridge freezer, built in larger cupboard, upvc double glazed window and door to the side.



Conservatory - 24' x 7'9" (7.32m x 2.36m) With upvc double glazed windows and french doors to the rear garden.

Inner Hall - With built in cupboard and door leading to.

Bedroom One - 15'1" x 11'2" (4.6m x 3.4m) With radiator, power points and upvc double glazed french doors into the conservatory.

Bedroom Two - 9'5" x 9'1" (2.87m x 2.77m) With upvc double glazed window to the rear, radiator and power points.

