



St. Firmins Way, Thurlby
Bourne, Lincolnshire, PE10 0EQ

NEWTONFALLOWELL 

St. Firmins Way, Thurlby
Bourne, Lincolnshire, PE10 0EQ
£275,000 Freehold

NO FORWARD CHAIN

Situated within the highly sought-after village of Thurlby sits this generous two bedroom detached bungalow, enjoying stunning open field views. The property boasts a spacious lounge diner, kitchen/breakfast room, two double bedrooms, a well-presented three-piece shower room, and a generous conservatory. The property also benefits from its highly-desirable wrap around garden, single garage and multiple off-road parking spaces.

On entering the property, you are initially met by a wide entrance hall, containing a number of storage cupboards and access into the loft. The first door on your left shows you into a spacious lounge diner, stretching from the front to the back of the property. Central to the property is the kitchen/breakfast room that offers access into the 6.5 metre long conservatory, containing plumbing for a washing machine. To the right hand side of the property, two double bedrooms are found alongside a well-presented shower room.

Outside the front of the property, a driveway is situated, leading to a useful single garage. The garage has only recently had a new roof in 2018. The impressive wrap-around garage is a tremendous size, benefiting greatly from its stunning open field views to the rear. With so much to offer, we highly recommend you view this property at your earliest convenience.



Entrance Hall

Lounge Diner

17'10 x 11'3 (5.44m x 3.43m)

Kitchen/Breakfast Room

10'8 x 9'11 (3.25m x 3.02m)

Conservatory

22'6 x 6'5 (6.86m x 1.96m)

Bedroom One

14'1 x 11'10 (4.29m x 3.61m)

Bedroom Two

12'11 x 9'11 (3.94m x 3.02m)

Shower Room

6'10 x 5'3 (2.08m x 1.60m)

Loft Space

16'5 x 10'1 (5.00m x 3.07m)

Garage

17'4 x 9 (5.28m x 2.74m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(85-91) B		(85-91) B	
(69-84) C		(69-84) C	
(54-68) D		(54-68) D	
(39-53) E		(39-53) E	
(24-38) F		(24-38) F	
(9-23) G		(9-23) G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.

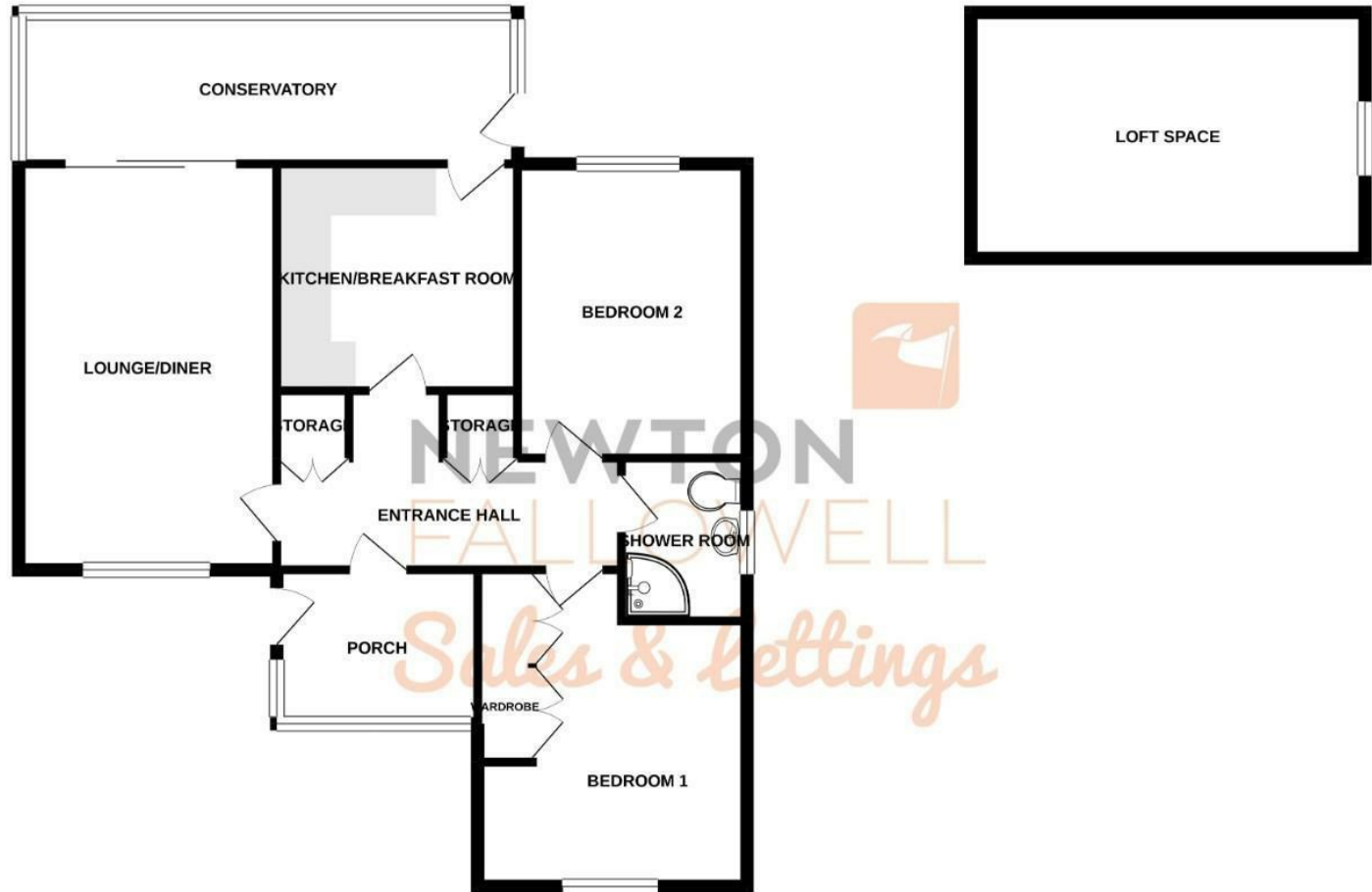


**NEWTON
FALLOWELL**

t: 01778422567
e: bourne@newtonfallowell.co.uk
www.newtonfallowell.co.uk

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021