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LETTINGS SPECIALISTS

69 Northorpe Lane, Thurlby
Bourne, PE10 0HG

TO LET **£895 PCM**



- Village Location
- Two Double Bedrooms
- Allocated Parking
- Council Tax Band A
- End of Terrace
- Period Features
- Gas Central Heating
- EPC D

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LOCATION
This period end of terrace house is situated in the lovely village of Thurlby. The village itself boasts a local primary school, general store with post office facilities and 'The Horseshoes' public house. Thurlby is just off the A15 in Lincolnshire between Bourne and Market Deeping. Both towns offer a wide range of shopping opportunities, excellent secondary and grammar schools.

DESCRIPTION
This terraced property is perfect for a small family or couple. It sits on an end plot with allocated parking to the front and courtyard garden to the rear with a verandah area. Internally, a light and airy sitting room leads to the kitchen/diner. To the first floor are two good sized double bedrooms and further larger single room family bathroom.

FRONT ENTRANCE
Covered porch area leading to front door

HALLWAY
Carpeted hallway with stairs to first floor.

SITTING ROOM 4.45 x 3.59
Cosy room fitted with a coal fire.

KITCHEN/DINER 4.82 x 2.42
The property boasts a kitchen equipped with essential appliances, including gas cooker, fridge and a freezer. Located at the rear of the property, the open plan kitchen has space for a small dining table. Door leading to the courtyard garden and cloakroom. In addition to the fitted shaker kitchen units there is a large walk in cupboard for extra storage.

CLOAKROOM
Basin and toilet with window to rear.

STAIRS TO FIRST FLOOR
Boasting a stunning stain glass window to the side aspect. Doors leading to bedrooms and bathroom.

MAIN BEDROOM 4.78 x 2.98
This double bedroom runs the width of the front of the property and benefits from built in wardrobe space.

BEDROOM TWO 3.13 x 2.96
A further double bedroom is located at the rear of the property and has the advantage of partial views across open fields. It also benefits from a hand basin.

FAMILY BATHROOM 2.75 x 2.21
The bathroom suite comprises of bath (shower over), hand basin set into vanity unit and WC.

OUTSIDE
To the rear is a gravelled courtyard with gate leading to the front garden where the allocated parking space is situated. A tiled verandah runs the width of the rear of the property providing a sheltered space for entertaining and storage.

SERVICES
Mains water, electricity, gas and sewerage are connected.

COUNCIL TAX
We understand from the Valuation Office Agency website that the property has a Council Tax Band A

TENURE
The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

RENT
The rent is payable monthly in advance, by standing order.

DEPOSIT
Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy.

VIEWINGS
All viewings are strictly by appointment through Richardson.

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BROADBAND/MOBILE
According to OFCOM:
Mobile networks available - O2, VODAPHONE, TREE, EE (Limited)
Broadband types available - Standard, Superfast, Ultrafast

AGENTS NOTE
Under the Estate Agents Act of 1979 we hereby give notice that an employee of Richardson is the owner of the property.







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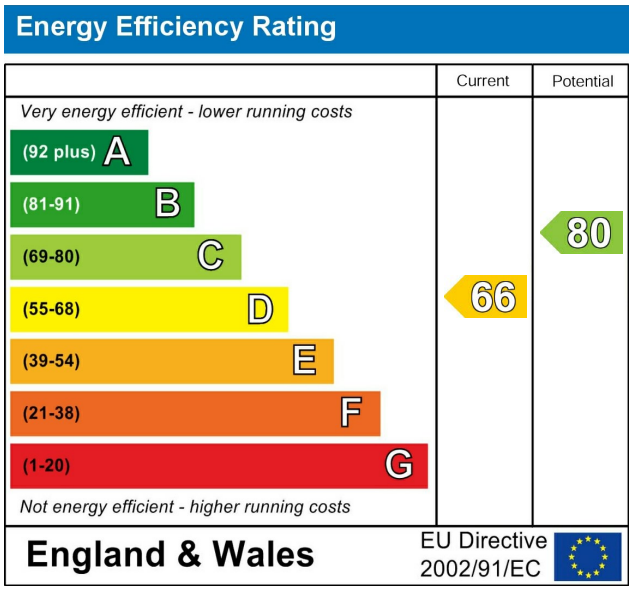



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