



BRITISH  
PROPERTY  
AWARDS

2018  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**60 Northorpe Lane, Thurlby**

Bourne, PE10 0HG

**£485,000**

## SUMMARY

- Detached Double Garage & Off Road Parking
- Detached Four Bedroom family Home
- Just under 2500 Sq Ft Of Accommodation
- Kitchen & Utility
- Living Room, Lounge & Dining Room
- Downstairs WC, Family Bathroom & En Suite
- Well Manicured Gardens





**\*\*\* DOUBLE GARAGE & OFF ROAD PARKING \*\*\***

Rose Farm is a four bedroom detached family home and offers just under 2500 SQ FT of spacious accommodation set over the ground and first floor. The property comprises; Kitchen, Dining Room, Living Room, Lounge, Utility Room, Downstairs WC, Four Double Bedrooms, En Suite To Master, Family Bathroom, Double Garage, Off Road Parking and well manicured gardens.

**AGENTS NOTES:** The property has been fitted with new windows, doors, fascias, soffits and guttering in 2018. In 2020, a new Worcester combination boiler was installed.

The popular village of Thurlby offers a range of facilities including a village shop with post office, public house, church, primary school and recreational grounds. There is a regular bus service to the local market town of Bourne which lies approximately 2 miles to the north. Bourne provides a range of good shopping and leisure amenities and the highly regarded secondary education establishment of Bourne Grammar and Bourne Academy. Other market towns nearby are Stamford and Market Deeping, both can be reached within a 10 minute drive. The cathedral city of Peterborough is approximately 17 miles to the south and offers a high speed rail link to London King's Cross with the publicised journey time of approximately 46 minutes; therefore ideal for commuters.



Tenure: **Freehold**

EPC Rating: **D**

Council Tax Band: **E**

Local Authority: **South Kesteven District Council**

Services: **Gas Central Heating**

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Total area: approx. 230.9 sq. metres (2485.2 sq. feet)

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