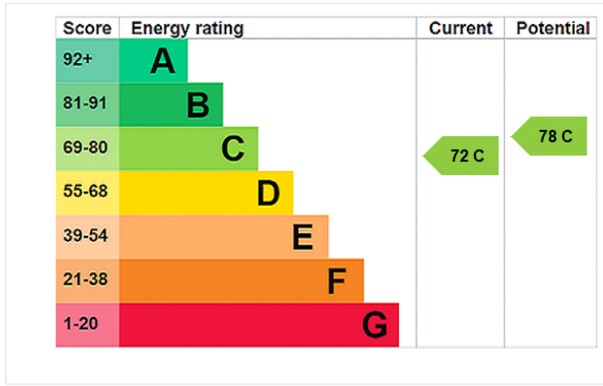
Swallow Hill, Thurlby, Bourne

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.





Total area: approx. 258.6 sq. metres (2783.9 sq. feet)







40 Swallow Hill, Thurlby, Bourne, Lincolnshire, PE10

£675,000 Freehold

A truly impressive stone-built five-bedroom detached family home, enviably positioned on Swallow Hill—one of Thurlby's most prestigious and sought-after addresses. The property offers beautifully proportioned and versatile accommodation, comprising a spacious lounge, formal dining room and separate study, alongside a well-appointed kitchen/breakfast room with adjoining utility. Of particular note, the double garage has been thoughtfully converted to create a superb snooker/games room, providing an ideal space for entertaining and family living. Upstairs, a split-level galleried landing adds character and distinction, leading to an impressive principal bedroom with en-suite, set apart from four further well-proportioned bedrooms and a large family bathroom. Externally, the property continues to impress with a generous and well-established lawned garden, enjoying a high degree of privacy

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ACCOMMODATION

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

Downstairs Cloakroom - With low level wc and wash hand bason.

Lounge - 18'3" x 13'6" (5.56m x 4.11m) With attractive feature fireplace with woodburning stove, upvc double glazed window overlooking the front, radiator and power points.

Dining Room - 15'4" x 11'10" (4.67m x 3.6m) With french doors leading onto the rear garden, radiator, power points and door leading to:

Play Room/Study - 13'1" x 11'10" (4m x 3.6m) With french doors onto the rear garden, radiator and power points.

Kitchen/Breakfast Room - 14'8" x 12'2" (4.47m x 3.7m) With fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units incorporating breakfast bar, built in double oven, built in microwave, gas hob with extractor above, space and plumbing for dishwasher, tiled walls, radiator, upvc double glazed windows to the rear and side and door leading to:

Utility Room - 10'2" x 9'5" (3.1m x 2.87m) With fitted worktop with sink, space and plumbing for washing machine and tumble dryer, space for fridge freezer, wall mounted gas boiler supplying hot water and central heating, built in storage cupboard, tiled flooring, radiator and window and door to the side.









First Floor Landing - A split level and galleried landing with built in airing cupboard and door leading to:

Bedroom One - 16'8" x 13'3" (5.08m x 4.04m) With extensive range of fitted wardrobes, upvc double glazed windows to the front and side, radiator, power points and door leading to:

En-Suite Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand bason, tiled walls and floor, feature radiator and frosted window.

Bedroom Two - 16'2" x 13'1" (max) (4.93m x 4m (max)) With upvc double glazed window to the front, fitted wardrobes, radiator and power points.

Bedroom Three - 15'5" x 11'5" (4.7m x 3.48m) With upvc double glazed window to the rear, fitted wardrobes, radiator and power points.

Bedroom Four - 11'8" x 11'5" (3.56m x 3.48m) With upvc double glazed window to the rear, fitted wardrobes, radiator and power points.

Bedroom Five - 11'5" x 10'3" (3.48m x 3.12m) With upvc double glazed window to the rear, fitted wardrobes, radiator and power points.

Family Bathroom - 13'4" x 7'1" (4.06m x 2.16m) With panelled bath, separate walk in shower cubicle, low level wc, wash hand basin, tiled flooring, radiator and frosted window.

Snooker Room/Games Room - 21'5" x 15'9" (6.53m x 4.8m) Formally the double garage and now converted into this fantastic snooker room with laminate flooring, radiator, two upvc double glazed window and personal door to the side.

Outside - To the front, a generous gravelled driveway provides ample off-road parking, complemented by a private front garden featuring a timber decked seating area—perfect for enjoying the afternoon sun.

The rear garden is ideally suited for outdoor entertaining, with a patio area leading onto a generous, well-established lawn, stocked with a wide variety of mature shrubs and trees, and enjoying open views backing onto fields beyond.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F