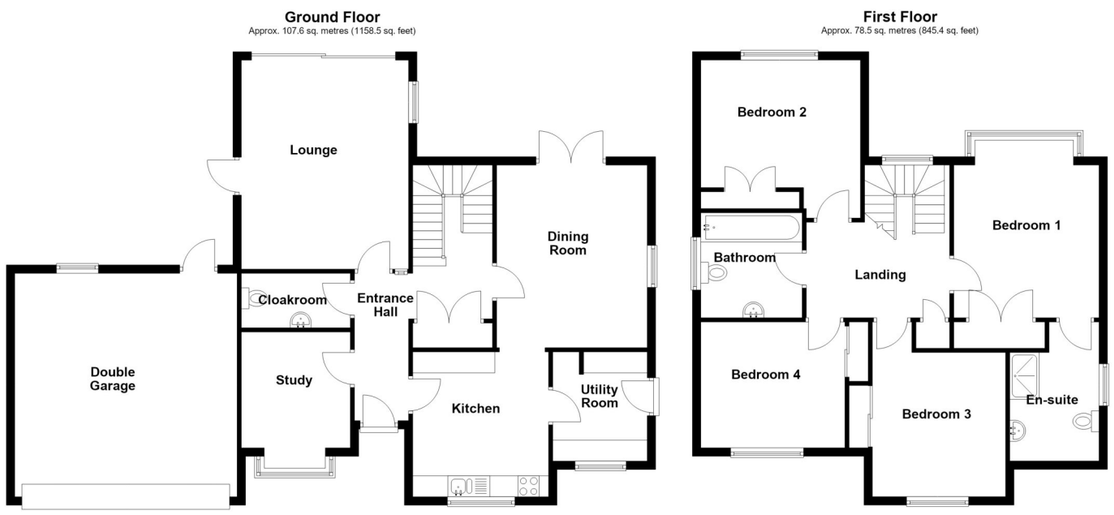
EPC TO FOLLOW



Total area: approx. 186.2 sq. metres (2003.9 sq. feet)

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Witham View, Manthorpe, Bourne, Lincolnshire, PE10 0JE

£525,000 Freehold

Situated in the highly sought-after village of Manthorpe, this impressive four-bedroom detached family home occupies a generous plot and enjoys an enviable position backing directly onto open fields. Offering spacious and well-proportioned accommodation, the property is ideally suited to modern family living, combining a desirable village location. The property enjoys an impressive frontage, with a substantial gravelled driveway providing extensive off-road parking for several vehicles and leading to a double garage. One of the outstanding features of this lovely home is the generous south-west facing rear garden, which enjoys plenty of afternoon and evening sunshine together with attractive views across the adjoining open fields. The garden provides a wonderful space for families, keen gardeners and those who enjoy outdoor entertaining, whilst the countryside backdrop creates a delightful sense of space and tranquillity. This is a fantastic opportunity to acquire an impressive detached family home in one of the area's most desirable villages, offering an excellent combination of spacious accommodation, generous outside space and a delightful setting. An internal viewing is highly recommended to fully appreciate everything this attractive home has to offer.

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ACCOMMODATION

Entrance Hall - With tiled flooring, turning stair case leading to the first floor, built in storage cupboard, radiator, power points and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin and tiled flooring.

Lounge - 16'2" x 13'1" (4.93m x 4m) With sliding doors overlooking the rear garden, further upvc double glazed window and door to the side, attractive feature fireplace, radiator and power points.

Dining Room - 14'6" x 11'4" (4.42m x 3.45m) With upvc double glazed french doors to the rear garden and further window to the side, laminate flooring, radiator, power points and door to the kitchen.

Study - 9'1" x 8'6" (2.77m x 2.6m) With upvc double glazed bay window to the front, laminate flooring, radiator and power points.

Kitchen - 11'2" x 10'8" (3.4m x 3.25m) With modern fitted units comprising, inset sink with cupboard below, excellent range of wall and base units complemented by Corian worktops, built in oven and hob with extractor above, space and plumbing for dishwasher, space for fridge, tiled flooring, upvc double glazed window to the front and door to the dining room and door leading to:









Utility Room - 8'2" x 7'2" (2.5m x 2.18m) With range of fitted wall and base units, fitted worktop, space and plumbing for washing machine and tumble dryer, tiled flooring, upvc double glazed window to the front and door to the side.

First Floor Landing - With built in airing cupboard, upvc double glazed window to the side, radiator and door leading to:

Master Bedroom - 11'8" x 11'7" (3.56m x 3.53m) With feature box bay window overlooking the garden and views, fitted wardrobes, radiator, power points and door leading to:

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Two - 12'9" (max) x 12'6" (3.89m (max) x 3.8m) With upvc double glazed window to the rear, built in wardrobes, radiator and power points.

Bedroom Three - 11'9" x 11'1" (3.58m x 3.38m) With upvc double glazed window to the front, built in wardrobes with sliding doors, radiator and power points.

Bedroom Four - 12'1" x 10'8" (3.68m x 3.25m) With upvc double glazed window to the front, built in wardrobes with sliding doors, radiator and power points.

Family Bathroom - With panelled bath and shower attachment, low level wc, wash hand basin set in unit with cupboard below. tiled walls, radiator and frosted window.

Outside - To the front there is a part walled gravelled driveway providing ample off road parking with access to the double garage.

The rear is a generous, established south-west facing rear garden backing onto open fields, providing lovely countryside views. Predominantly laid to lawn, the garden features a variety of mature trees, shrubs and planted borders, together with an extensive paved patio area ideal for outdoor dining and entertaining.

Double Garage - 17'6" x 17'4" (5.33m x 5.28m) With electric up and over door, oil fired boiler supplying hot water and central heating plus personal door and window to the rear garden.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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