

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



94 Northorpe, Thurlby, Bourne, Lincolnshire, PE10 0HZ

£599,950 Freehold

No Chain! We are delighted to bring to the market this attractive much improved four bedroom detached family home located on this sought after location with views over open fields. Originally built in the 1930s the property has been extended and much improved by the current vendors and now boasts a 27ft lounge/dining room with bay window, separate family room, useful study, modern fitted kitchen/breakfast room with utility room and cloakroom off. On the first floor there is a generous master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside there is a generous gravelled driveway providing ample off road parking leading to a detached one and a half times garage with electric door. The rear garden is a super south facing garden with large patio leading onto an established lawned garden with flower and shrub borders enjoying fantastic views across open fields. Please call 01778 392807 for more information.

Four Bedroom Detached | Master with En Suite | South Facing Rear Garden | Views over Open Fields | EPC Rating C | Council Tax Band D

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## ACCOMMODATION

**Entrance Hall** - With turning stair case to the first floor with under stairs storage, oak flooring, deep skirting boards, coved ceiling, radiator and door leading to.

**Lounge/Dining Room** - 27' x 12'9" (8.23m x 3.89m) A bright and spacious room with double glazed bay window to the front and upvc double glazed french doors to the rear garden, two further upvc double glazed windows to the side, attractive living flame gas fire with remote control, deep skirting boards, coved ceiling, radiator and power points.

**Family Room** - 16'6" x 15'7" (5.03m x 4.75m) With upvc double glazed windows to the front and side, deep skirting boards, coved ceiling, radiator and power points.

**Study** - 7'2" x 6'4" (2.18m x 1.93m) With fitted desk and furniture, deep skirting boards, radiator and power points.

**Kitchen/Breakfast Room** - 19'3" x 10'4" (5.87m x 3.15m) With modern fitted units comprising, inset sink with cupboard below, excellent range of wall and base units complemented with Corian worktops, built in Neff double oven, ceramic hob with extractor above, integrated fridge and freezer, integrated dishwasher, part tiled walls, upvc double glazed windows to the rear, radiator and door leading to.



**Utility Room** - 7'1" x 6'3" (2.16m x 1.9m) With fitted worktop with wall unit above, space and plumbing for washing machine and tumble dryer, door to the side and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin, radiator and frosted window.

**First Floor Landing** - With access to the loft, upvc double glazed window to the front and door to.

**Master Bedroom** - 15'7" x 15'5" (4.75m x 4.7m) With upvc double glazed window overlooking the rear, fitted wardrobes, coved ceiling, radiator, power points and door leading to.

**En-suite Shower Room** - With modern fitted suite comprising, corner shower cubicle, low level wc, wash hand basin set in unit with cupboard below, part tiled walls, radiator and frosted window.

**Bedroom Two** - 13'9" x 12'2" (4.2m x 3.7m) With double glazed bay window overlooking the front, coved ceiling, radiator and power points.

**Bedroom Three** - 14'3" x 12'1" (4.34m x 3.68m) With upvc double glazed window overlooking the rear, radiator, coved ceiling and power points.

**Bedroom Four** - 15'6" (4.72) x 9'7" (2.92) (narrowing to 6'3" (1.9)) With upvc double glazed window to the rear, coved ceiling, radiator, power points, built in airing cupboard and further built in cupboard housing gas combi boiler.

**Family Bathroom** - Modern fitted suite comprising, panelled bath, separate walk in shower cubicle, low level wc, wash hand basin set in unit with cupboard below, part tiled walls, heated towel rail and frosted window.

**Outside** - To the front there is a generous gravelled driveway providing ample off road parking leading to a DETACHED ONE AND A HALF GARAGE (21'3" x 14'5") with electric roll top door, power and light, overhead storage, windows to the rear and side and personal door to the garden.

The rear garden is a fantastic south facing garden with large patio leading to a mainly lawned garden with attractive flower and shrub boarders with super views across open fields. There is also a detached brick built store (11'2" x 6'4") with power and light and wooden summer house. There are also solar panels installed which are owned and give a feed-in tariff.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D