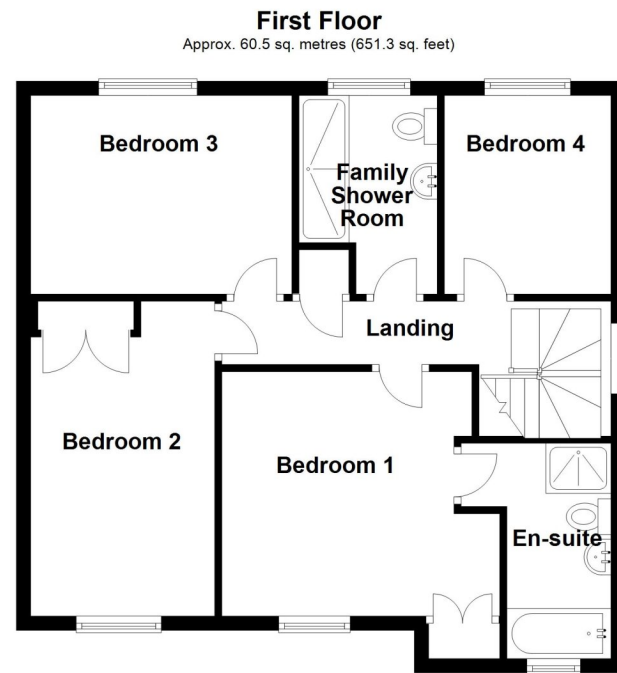
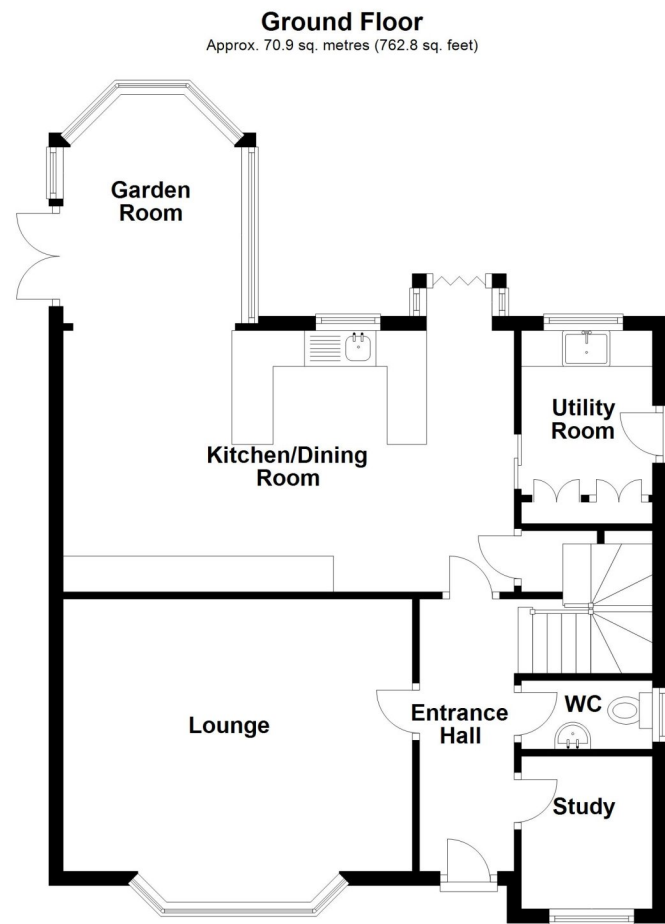
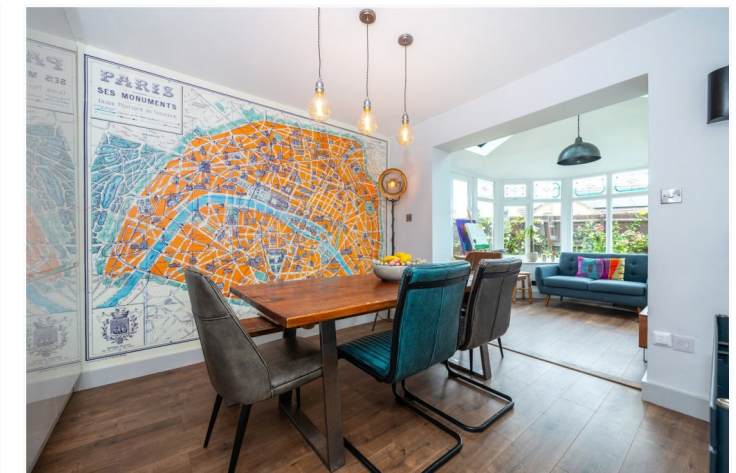


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 131.4 sq. metres (1414.1 sq. feet)



## 64 Viking Way, Thurlby, Bourne, Lincolnshire, PE10

£425,000 Freehold

NO CHAIN! Winkworth are delighted to offer for sale this impressive four bedroom detached family home which has been recently renovated by the current vendors and really must be viewed. The property offers excellent family accommodation benefiting from, lounge with woodburning stove and bay window, stunning open plan kitchen/dining room with quartz worktops opening to a garden room, utility room and downstairs cloakroom. On the first floor the main bedroom benefits from an en-suite, there are three further double bedrooms and a family bathroom. Outside there is a detached double garage with driveway providing ample off road parking and to the rear a fully enclosed lawned garden with patio and gravelled seating areas. Please call 01778 392807 for more information.

Four Bedroom Detached Family Home | Stunning Open Plan Kitchen/Diner | En Suite to Main Bedroom | Detached Double Garage | EPC Rating D | Council Tax Band E

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**Winkworth**

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See things differently.



## ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, radiator, power points, LVT flooring and door leading to.

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

**Study** - 7'1" x 6'1" (2.16m x 1.85m) With upvc double glazed window to the front, radiator, power points and LVT flooring.

**Lounge** - 16'1" x 12'1" (4.9m x 3.68m) With woodburning stove, upvc double glazed bay window to the front, LVT flooring, radiator and power points.

**Kitchen/Dining Room** - 23'1" x 12' (7.04m x 3.66m) With superb newly fitted units comprising, inset sink with cupboard below, excellent range of wall and base units with Quartz worktops and breakfast bar, built in oven, built in hob with extractor above, integrated fridge, integrated dishwasher, built in storage cupboard, LVT flooring, feature radiators, upvc double glazed window to the rear, bi-folding doors to the rear garden and open to.

**Garden Room** - 9' x 8' (2.74m x 2.44m) Being half brick with upvc double glazed windows and french doors onto the rear garden, LVT flooring and power points.



**Utility Room** - With newly fitted wall and base units, sink, space and plumbing for washing machine, storage cupboards upvc double glazed window and door to the side.

**First Floor Landing** - With built in airing cupboard, access to the loft and door to.

**Bedroom One** - 13'5" x 11'2" (4.1m x 3.4m) With fitted wardrobes, radiator, power points, upvc double glazed window to the front and door to.

**En-Suite Bathroom** - Fitted suite comprising, bath with shower attachment, separate shower cubicle, low level wc, wash hand basin, part tiled walls, chrome towel rail and frosted window.

**Bedroom Two** - 14' x 8'1" (4.27m x 2.46m) With upvc double glazed window to the front, fitted wardrobe, radiator and power points.

**Bedroom Three** - 12' x 8' (3.66m x 2.44m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Four** - 10'1" x 8' (3.07m x 2.44m) With upvc double glazed window to the rear, radiator and power points.

**Family Shower Room** - With walk in shower cubicle, low level wc, wash hand basin, tiled walls, chrome towel rail and frosted window.

**Outside** - To the side there is a DETACHED DOUBLE GARAGE with two up and over doors power and light. To the front of the garage there is a driveway providing ample off road parking. The rear garden has a paved patio and gravelled seating areas leading to a well stocked lawned garden being fully enclosed by fencing and side access.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

E