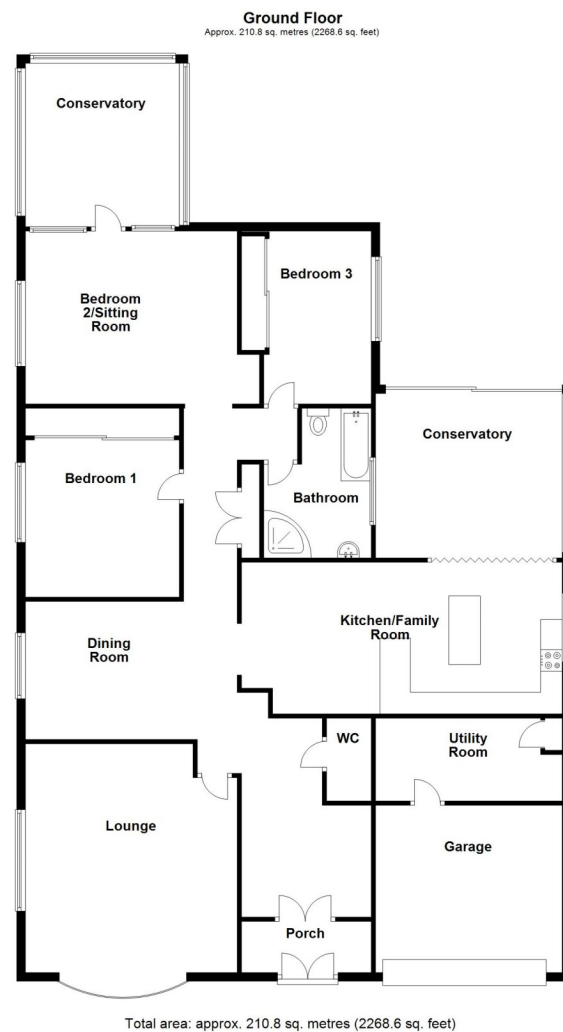


Northorpe, Thurlby, Bourne

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

£400,000 Freehold

A superbly presented extended and much improved 2/3-bedroom detached bungalow located in the sought after village of Thurlby giving easy access to Bourne with its wide range of shopping facilities. The property offers versatile accommodation benefiting from, lounge, separate dining room, stunning kitchen/family room, garden room/bedroom three with conservatory off, two further double bedrooms and newly fitted bathroom. Outside there is a block paved driveway leading to a large single garage and to the rear a private laid to lawn garden. Please call 01778 392807 for more information. EPC Band B

2/3 Bedroom Detached Bungalow | Village Location | Off Road Parking & Garage | Public Transport Links to Main Line Train Stations

Winkworth Bourne | 01778392807 |
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ACCOMMODATION

Oak Doors Leading To:

Entrance Hallway - Radiator, polycarbonate roof, door to Garage, door to Lounge and door leading through to:

Cloakroom - Comprising pedestal wash hand basin, low-level WC and extractor fan, radiator and ceramic tiled flooring.

Lounge - 17'9" x 15'10" (5.4m x 4.83m) UPVC double glazed bow window to front, living flame effect gas fire set in feature surround, radiator, TV point and double-glazed patio doors to side.

Dining Room - 13'11" x 10'10" (4.24m x 3.3m) UPVC double glazed window to side, radiator and open plan to Inner Hallway.

Kitchen Breakfast Room - 24'2" x 12' (7.37m x 3.66m) With stunning newly fitted units comprising, sink with cupboard below, excellent range of wall and base units with centre island, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for dishwasher, radiator, power points and door leading to.

Conservatory - 14'9" x 10'8" (4.5m x 3.25m) With upvc double glazed windows and doors onto the covered sitting area.



Inner Hallway - Sliding door to storage cupboard and door through to:

Master Bedroom - 10'5" x 10'5" (3.18m x 3.18m) UPVC double glazed window to side, radiator, built in wardrobes.

Bedroom Three - 11'4" x 9'6" (3.45m x 2.9m) UPVC double glazed window to side and radiator.

Bedroom Two/Sitting Room - 13'11" x 11'4" (4.24m x 3.45m) UPVC double glazed window to rear, UPVC double glazed window to side, radiator, folding door to:

Conservatory - 11'2" x 9'9" (3.4m x 2.97m) Being of a brick and UPVC double glazed construction, ceramic tiled flooring, UPVC double glazed French doors to garden.

Bathroom - Newly fitted suite comprising, panelled bath, separate corner shower cubicle, low level wc, wash hand basin, tiled walls, radiator and upvc double glazed frosted windows.

Outside - There is a lawned front garden with driveway alongside leading to: GARAGE (12'3" x 13'11") With power and light connected, electric up and over door. The garage has been divided to create a utility room (13'11" x 6'3") with plumbing for washing machine, space for tumble drier, gas boiler serving heating system and domestic hot, water. To the rear of the bungalow there is a: COVERED PATIO AREA Beyond this there is a patio, and lawn and the whole garden is fully enclosed.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D