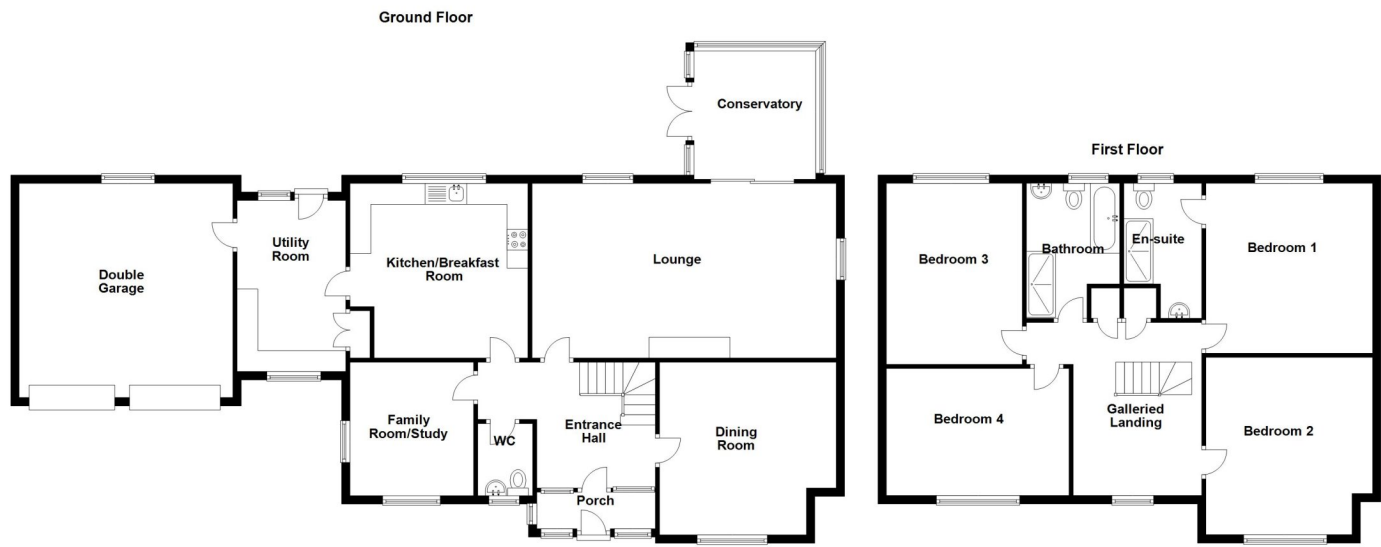


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12 High Street, Thurlby, Lincolnshire, PE10 0EE

O.I.E.O £699,950 Freehold

Winkworth are delighted to offer for sale this truly stunning family home, in the enviable elevated position within the sought after village of Thurlby. Set within generous grounds boasting a south facing mature rear garden of approx. 100ft. This is an ideal family home. The property benefits from a large carriage driveway with ample parking and double garage with electric doors. It doesn't disappoint once inside where you will find three independent reception rooms a bespoke conservatory with views of the garden. Modern fitted kitchen breakfast room, four double bedrooms and re-fitted en-suite and family bathroom. The property also benefits from replacement upvc double glazed windows, fibre broadband to the house, outside power sockets, re-fitted gas boiler with pressurised unvented system and water softener. Please call 01778 392807 for more information.

| 4 Bedroom Detached House | Large Plot | Sought After Village Location | Double Garage

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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See things differently.



Dining Room - 14ft x 13ft With upvc double glazed window overlooking the front, coved ceiling, radiator and power points.

Family Room/Study Room - 10ft 7ins x 9ft 9ins Being double aspect with upvc double glazed windows to front and side, coved ceiling, radiator and power points.

Kitchen - 14ft 2ins x 14ft Modern fitted units comprising one and half bowl sink unit with cupboard below, excellent range of wall and base units, built-in NEFF stainless steel oven with separate BOSCH hob with stainless steel BOSCH extractor canopy above, part tiled walls, coved ceiling, radiator, upvc double glazed window overlooking the rear garden and door leading through to:



Utility Room - 13ft 4ins x 8ft 7ins Fitted units comprising single drainer sink, range of wall and base units, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, upvc double glazed window overlooking the front, door to the rear garden, and door leading through to garage.

First Floor Landing - Galleried landing with upvc double glazed window overlooking the front, built-in airing cupboard, access to the loft, coved ceiling, radiator, power points and door leading through to:

Bedroom One - 14ft x 13ft 3ins With upvc double glazed window overlooking the rear garden, extensive fitted wardrobes, coved ceiling, radiator, power points and door leading through to:

ACCOMMODATION

Double Glazed Door Leading To:

Entrance Porch - With upvc double glazed windows and door leading through to:

Entrance Hall - Turning staircase leading to the first floor, radiator, coved ceiling, power points and door leading through to:

Cloakroom - Modern fitted suite comprising low level WC, wash hand basin, tiled flooring, radiator, upvc double glazed frosted window.

Lounge - 23ft 11ins x 13ft 10ins A bright and spacious room with attractive stone and granite fireplace with gas real flame fire with remote control, upvc double glazed window to rear and side, coved ceiling, radiators, power points, TV point and upvc double glazed patio doors leading through to:

Conservatory - 10ft x 9ft 1ins Being half brick with upvc double glazed windows and doors on to the rear garden, electric heater, tiled flooring and power points.



Ensuite - Modern fitted suite comprising walk in corner shower cubicle with pumped Aqualisa shower, low level WC, wash hand basin with cupboards below, heated towel rail, fully tiled walls and upvc double glazed frosted window.

Bedroom Two - 14ft 3ins x 13ft With upvc double glazed window overlooking the front, radiator, coved ceiling and power points.

Bedroom Three - 14ft 3ins x 10ft 10ins Upvc double glazed window overlooking the rear, radiator, coved ceiling and power points.

Bedroom Four - 14ft x 10ft Upvc double glazed window overlooking the front, radiator, coved ceiling and power points.

Family Bathroom - With modern fitted suite comprising panelled bath, separate walk in shower cubicle with pumped Aqualisa shower, low level WC, wash hand basin, radiator, coved ceiling, heated towel rail, fully tiled walls and upvc double glazed frosted window.

Outside - There is a large gravelled Carriage driveway providing ample parking leading to a DOUBLE GARAGE 18ft x 16ft with two electric up and over doors, power and light and replacement gas boiler supplying hot water and central heating plus water softener. The rear is a large established garden with paved patio leading onto well tendered laid to lawn area with wide selection of shrub mature tree borders providing an excellent degree of privacy. There is also outside power sockets and timber shed with power.