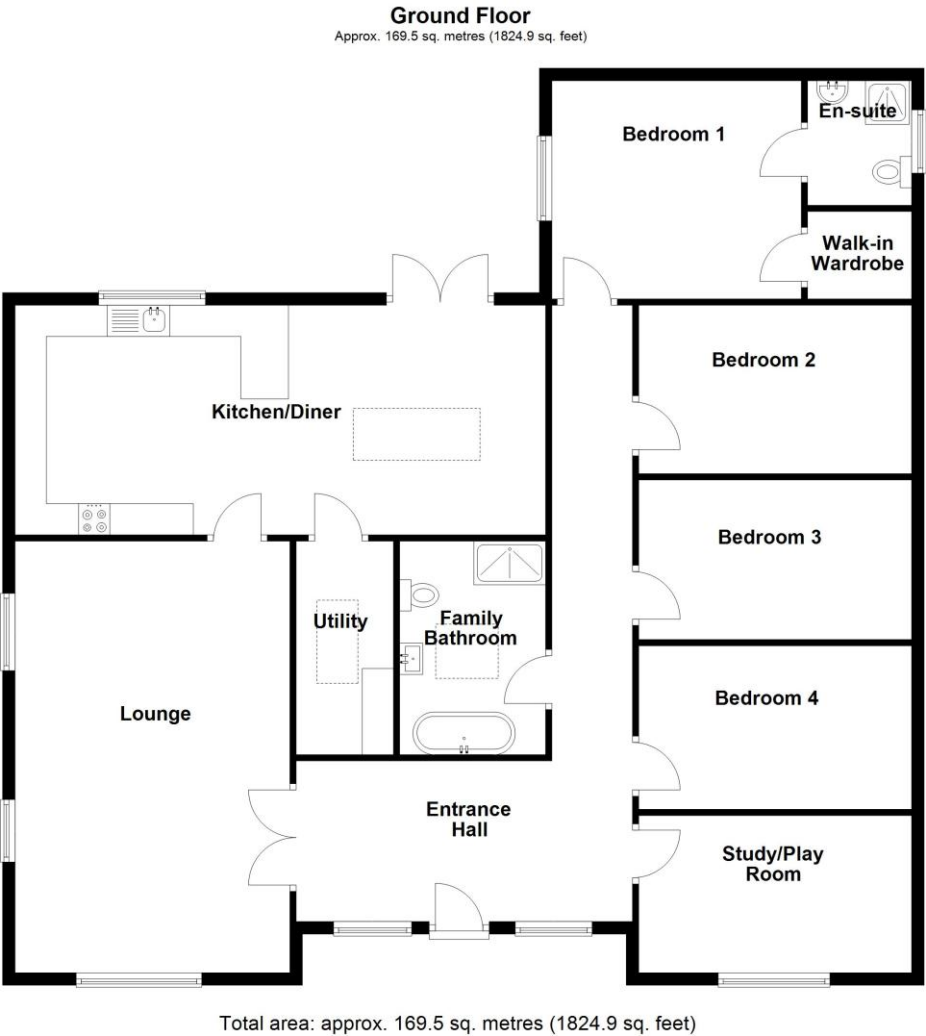


9A, The Green, Thurlby, Bourne

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



9A, The Green, Thurlby, Bourne, Lincolnshire, PE10 0HB

£600,000 Freehold

This stunning four bedroom detached bungalow has been newly constructed and finished to an exceptional standard, offering spacious and versatile accommodation that must be viewed to be fully appreciated. The property features a 22ft lounge, a separate study/play room, and an impressive open-plan kitchen/dining room with quartz worktops – the perfect space for both family living and entertaining. Natural light floods the home thanks to striking roof lanterns positioned in the hall, kitchen, utility and bathroom. The master suite boasts a walk in dressing room and en-suite shower room, while three further well-proportioned bedrooms are served by a beautifully appointed luxury family bathroom. Outside, a gravelled driveway provides ample off-road parking, while the generous lawned rear garden offers plenty of space for relaxation or entertaining. Situated in the highly sought-after village of Thurlby, this home combines contemporary style with practical living and is offered to the market with no onward chain.

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ACCOMMODATION

Entrance Hall - With herringbone flooring with under floor heating, roof lanterns, part panelled walls and double opening doors to:

Lounge - 22'8" x 14'4" (6.9m x 4.37m) With under floor heating, upvc double glazed windows to the front and side, power points and door leading to:

Kitchen/Dining Room - 28' x 12'2" (8.53m x 3.7m) With stunning new fitted units comprising, Quartz worktops with breakfast bar, inset sink with cupboard below, excellent range of wall and base units, built in double oven, built in microwave, gas hob with extractor above, integrated dishwasher, integrated fringe freezer, tiled floor with under floor heating, roof lantern, upvc double glazed french doors and window onto the rear garden and door leading to:

Utility Room - 11'1" x 5'3" (3.38m x 1.6m) With space and plumbing for washing machine and tumble dryer, tiled flooring with under floor heating, roof lantern and gas boiler supplying hot water and central heating.

Study/Play Room - 14'4" x 8'2" (4.37m x 2.5m) With under floor heating, upvc double glazed window to the front and power points.

Master Bedroom - 13'7" x 11'7" (4.14m x 3.53m) With upvc double glazed window to the rear, under floor heating, walk in wardrobe, power points and door leading to:



En-Suite Shower Room - New fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin set in unit with cupboard below, tiled walls and flooring with under floor heating plus frosted window.

Bedroom Two - 14'4" x 8'7" (4.37m x 2.62m) With upvc double glazed window to the side, under floor heating and power points.

Bedroom Three - 14'4" x 8'6" (4.37m x 2.6m) With upvc double glazed window to the side, under floor heating and power points.

Bedroom Four - 14'4" x 8'7" (4.37m x 2.62m) With upvc double glazed window to the side, under floor heating and power points.



Family Bathroom - A fantastic luxury fitted suite comprising, freestanding bath, separate shower cubicle, his and hers sink set in unit with cupboard below, tiled walls, tiled flooring with under floor heating and roof lantern.

Outside - To the front there is a generous gravelled driveway providing ample off road parking. There is also potential space for a double garage if required (STPP) The rear garden has a paved patio leading to a mainly lawned garden which is fully enclosed with side access.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E

