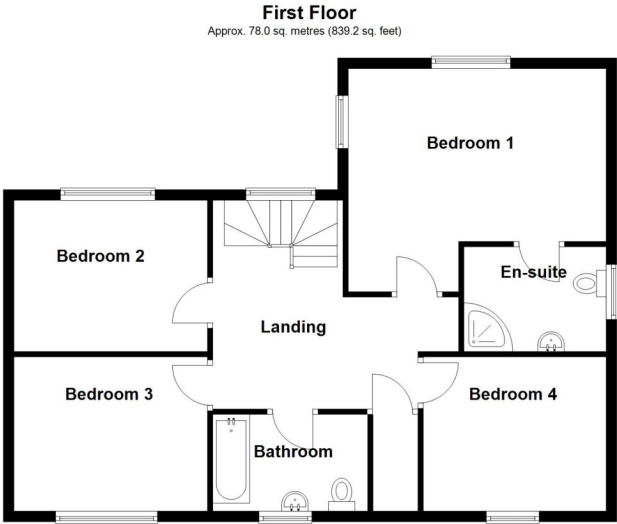
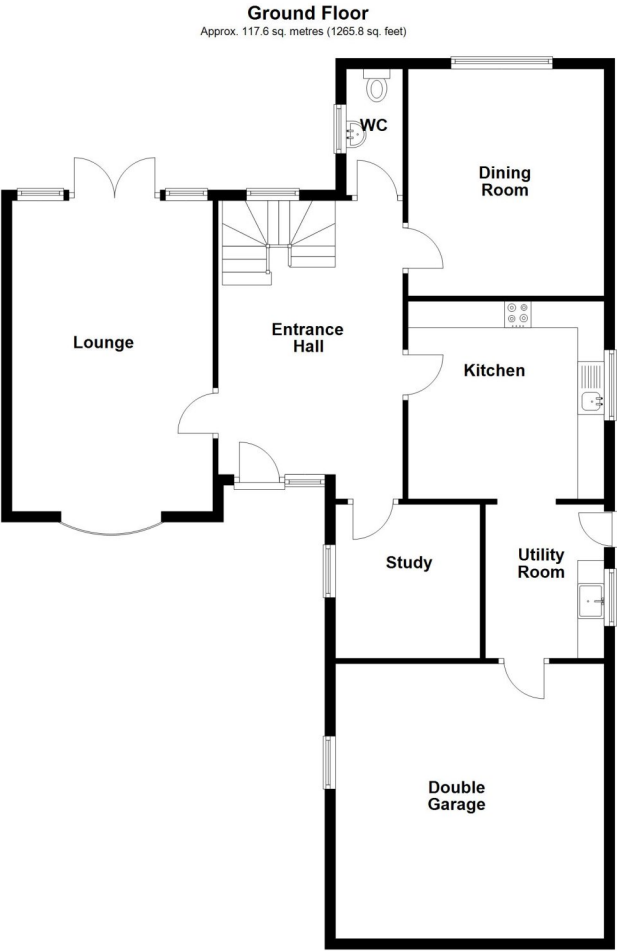


EPC TO FOLLOW



Total area: approx. 195.6 sq. metres (2105.0 sq. feet)



5 Bourne Road, Thurlby, Bourne, Lincolnshire, PE10 0LQ

O.I.E.O £475,000 Freehold

We are delighted to offer for sale this impressive four double bedroom detached family home located on this non estate position with large established private garden. The property offers fantastic family accommodation benefitting from three separate reception rooms, kitchen with utility room off and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite shower room, three further bedrooms and a family bathroom. Outside there is a double garage and generous driveway providing lots of off road parking and to the rear the large west facing garden making this home a must view. Please call 01778 392807

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See things differently.



ACCOMMODATION

Entrance Hall - With turning stair case to the first floor, under stairs storage cupboard, coved ceiling, radiator, power points and door leading to:

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

Lounge - 19'10" x 12'1" (6.05m x 3.68m) With attractive feature fireplace with gas fire, upvc double glazed bay window to the front and french doors onto the rear garden, coved ceiling, two radiators and power points.

Dining Room - 14'2" x 12'2" (4.32m x 3.7m) With upvc double glazed window to the rear, coved ceiling, radiator and power points.

Study - 9'4" x 8'8" (2.84m x 2.64m) With upvc double glazed window to the front, radiator, coved ceiling and power points.

Kitchen - 12'7" x 12'2" (3.84m x 3.7m) With modern fitted units comprising one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven, gas hob with extractor above, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled flooring, UPVC double glazed window, radiator, power points and archway leading through to:



Utility Room - 9'7" x 7'3" (2.92m x 2.2m) With sink with cupboard below, fitted worktop, space and plumbing for washing machine and tumble dryer, tiled floor, coved ceiling, radiator, door to the side and door to the garage.

First Floor Landing - With upvc double glazed window to the rear, built in airing cupboard/storage cupboard, access to the loft and door leading to:

Master Bedroom - 16'4" x 13'1" (4.98m x 4m) With upvc double glazed window to the rear, built in wardrobes, radiator, power points, coved ceiling and door leading to:



En-Suite Shower Room - With corner shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Bedroom Two - 12'2" x 10'6" (3.7m x 3.2m) With upvc double glazed window to the rear, built in wardrobes, coved ceiling, radiator and power points.

Bedroom Three - 12'2" x 10'3" (3.7m x 3.12m) With upvc double glazed window to the front, coved ceiling, radiator and power points.

Bedroom Four - 9'9" x 9'1" (2.97m x 2.77m) With upvc double glazed window to the front, coved ceiling, radiator and power points.



Family Bathroom - With panelled bath with mixer taps and shower attachment, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

Outside - To the front there is a large gravelled driveway providing ample off road parking with front garden and pathway leading to the front door. There is also an electric car charging point.

Double Garage - 17'4" x 16'9" (5.28m x 5.1m) With gas boiler supplying hot water and central heating, power and light and up and over door.



Rear Garden - A fantastic west facing private garden with paved patio area leading to an established lawned garden which is fully enclosed perfect space for both children and gardening enthusiasts. There is also a 10 x 8 metal shed and steel water feature.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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