
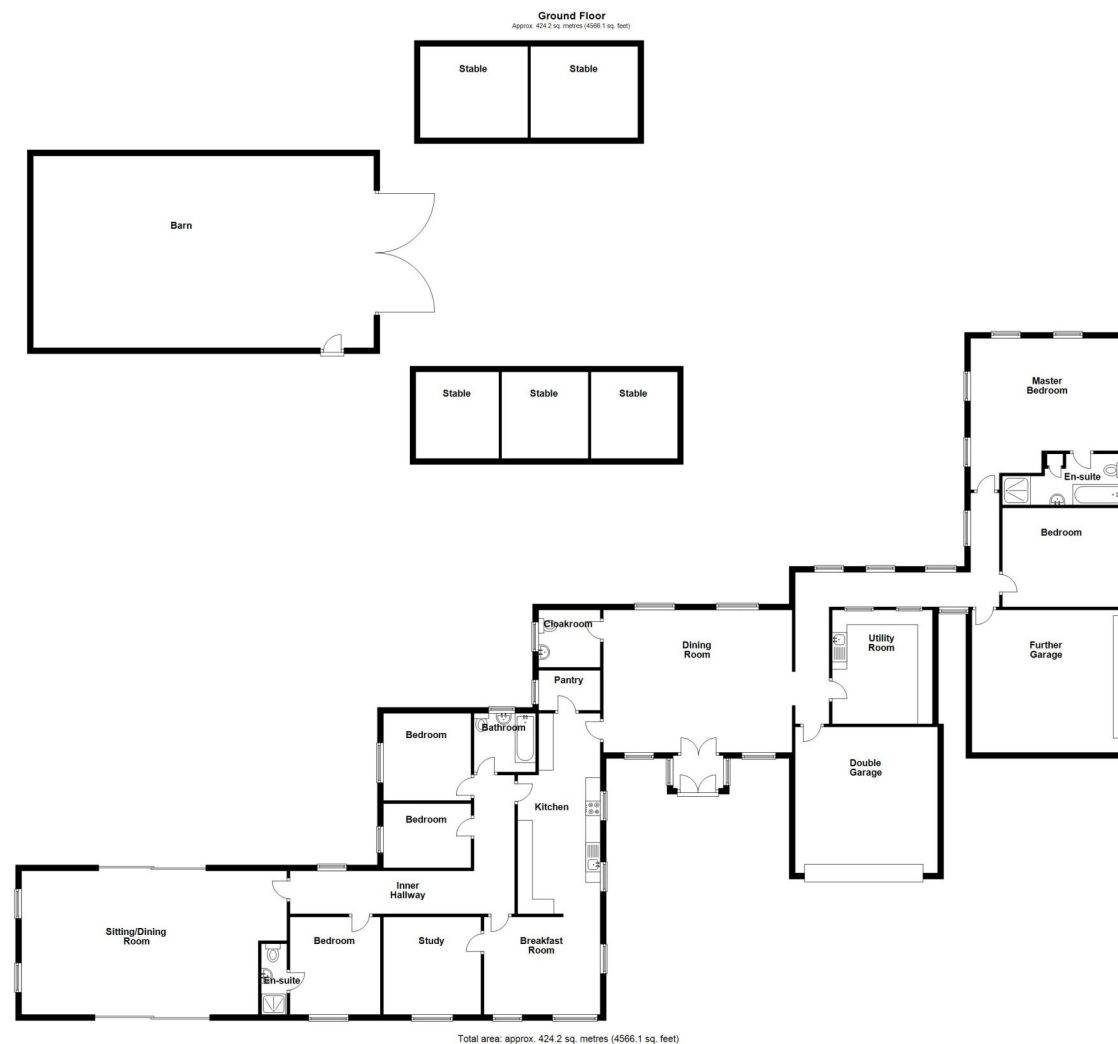


**Larks Meadow, Bulby, Bourne, Lincolnshire**

*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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>65</b>
(39-54)	<b>E</b>	<b>47</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. 424.2 sq. metres (4566.1 sq. feet)

**Larks Meadow, Bulby, Bourne, Lincolnshire, PE10 0RU**

**£725,000 Freehold**

Winkworth are delighted to offer for sale this impressive single story five/six bedroom detached property offering fantastic versatile accommodation that really must be viewed to fully appreciate. Located in the highly sought after hamlet of Bulby with stunning views across open fields and set on a generous plot of over an acre with two separate garages, a 45ft brick-built barn and a stable block. The property offers fantastic accommodation that could be used in multiple ways benefiting from, 30ft sitting room with wood burning stove, separate dining room, breakfast room, study/bedroom six, master bedroom and guest bedroom with en-suite facilities and four further bedrooms. Outside there are two separate entrances leading to a double garage and further oversized garage, there are generous grounds giving access to a 45ft brick barn and further stable block. Please call 01778 392807 for more information.

Six Bedroom Detached Bungalow | Master With En Suite | Rural Village Location | Brick Barn & Two Stable Blocks | Double Garage | Council Tax Band F

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## ACCOMMODATION

**Entrance Porch** - With double opening doors leading to.

**Dining Room/Reception Hall** - 21'10" x 14'11" (6.65m x 4.55m) With tiled flooring, two upvc double glazed windows to the rear, radiator, power points, door to the kitchen and cloakroom and door to.

**Inner Hall** - Two radiators, four double glazed windows to rear, door to double garage, door to second garage.

**Utility Room** - 13'1" x 11'7" (4m x 3.53m) Belfast sink, fitted worktop, space and plumbing for washing machine, extractor fan, boiler, tiled floor, windows to rear hall, radiator.

**Bedroom/Office** - 14'10" x 10'5" (4.52m x 3.18m) Double glazed window to side, radiator, Tv point and ample power points.

**Master Bedroom** - 16'7" x 13'4" (5.05m x 4.06m) With fitted wardrobes, four double glazed windows to rear, double radiator and door to.

**En-Suite Bathroom** - Fitted four-piece suite comprising low-level wc, wash hand basin, shower cubicle and bath with shower over, walls tiled to half height, tiled floor, shaver point and light, double radiator, window to side.

**Cloakroom** - Fitted two-piece suite comprising low-level wc and wash hand basin with cupboard under, radiator, extensive tiling, double glazed window to rear.



**Kitchen** - 21'7" x 10'9" (6.58m x 3.28m) Double bowl sink with mixer tap, tiled splashback, fitted base and wall mounted units, fitted worktop, two double glazed windows to front, double radiator, tiled floor, space and point for electric cooker, walk-in pantry with double glazed window, shelving and tiled floor and door to.

**Breakfast Room** - 14'11" x 10'10" (4.55m x 3.3m) Three double glazed windows to front, radiator, door to.

**Study/Bedroom** - 11'11" x 10'10" (3.63m x 3.3m) Double glazed window to front, radiator and power points.

**Inner Hall** - With window to the rear, radiator and door to.

**Family Bathroom** - Fitted four-piece suite comprising low-level wc, pedestal wash hand basin, bidet and bath with shower over, extensive wall tiling, tiled floor, radiator, double glazed window to rear.

**Bedroom** - 11' x 10'10" (3.35m x 3.3m) Double glazed window to rear, radiator and power points.

**Bedroom** - 10'9" x 6'5" (3.28m x 1.96m) Double glazed window to rear, radiator and power points.

**Bedroom** - 11'10" x 10'11" (3.6m x 3.33m) Double glazed window to front, radiator, power points and door to.

**En-Suite Shower Room** - Fitted three-piece suite comprising low-level wc, wash hand basin and shower cubicle, shaver point and light, extractor fan, tiled floor, radiator.

**Sitting Room** - 30' x 16'2" (9.14m x 4.93m) Wood burner with stone surround and hearth, two plinths with TV point and video insert, two double radiators, double glazed window and door to front, two double glazed windows to side, double glazed patio doors to front and rear, radiator and power points.

**Outside** - To the front there is a generous paved driveway providing ample off-road parking leading to DOUBLE GARAGE with electric roll top door. The front garden enjoys views over open fields and benefits from a second gated driveway leading to a further OVERSIDED GARAGE with up and over door and access to the extensive outbuildings.

**Brick Barn** - 47'7" x 24'5" (14.5m x 7.44m) With double sliding doors, personal door and power and light.

**Stable Block** - With three stables

**Stable Block Two** - With two further stables.

**Rear Garden** - With generous paved patio leading onto an established lawned garden with mature trees and shrubs with access to the side and outbuildings.

## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

F

