

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



5 Ogrey Close, Thurlby, Bourne, Lincolnshire, PE10 0QD

£475,000 Freehold

Nestled in a small and quiet cul-de-sac in the ever-popular village of Thurlby, this spacious and well-presented executive home offers a fantastic layout ideal for modern family living. The ground floor features a welcoming lounge, a generous kitchen/dining room perfect for entertaining, a separate study ideal for home working, a utility room, and a downstairs cloakroom. Upstairs, the generous master bedroom benefits from its own en-suite shower room, accompanied by three further well-proportioned bedrooms and a family bathroom. Outside, a generous block-paved driveway provides ample parking and leads to a double garage. The rear of the property boasts a fully enclosed and well-established lawned garden, offering privacy and space for outdoor enjoyment. Offered to the market with no onward chain, this home presents an excellent opportunity to move into a highly regarded village location with ease.

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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, laminate flooring, radiator, under stairs storage cupboard and door leading to:

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

Lounge - 17'2" x 13' (5.23m x 3.96m) With upvc double glazed window to the front, laminate flooring, electric fire with timber surround and polished stone back plate and hearth, two radiators, double opening French doors opening to:

Kitchen/Dining Room - 23'6" x 10'11" (7.16m x 3.33m) With modern fitted units comprising, fantastic range of wall and base units complemented by Quartz worktops, inset sink and upstands, fitted breakfast bar, built in double oven and hob with extractor above, integrated fridge freezer, integrated dishwasher, upvc double glazed french doors and window onto the rear garden, radiator, tiled flooring, power points and door leading to:

Utility Room - 9'1" x 7'10" (2.77m x 2.4m) With range of wall and base units, sink with cupboard below, space and plumbing for washing machine and tumble dryer, tiled flooring, door leading to the rear garden and door leading to:



Study - 9'1" x 8'8" (2.77m x 2.64m) With upvc double glazed window to the rear, laminate flooring, radiator and power points.

First Floor Landing - Access to the loft, airing cupboard housing hot water tank and shelving and door leading to:

Master Bedroom - 14' x 12'9" (4.27m x 3.89m) With upvc double glazed window to the front, radiator and power points.

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

Bedroom Two - 12'1" max x 11'1" (3.68m max x 3.38m) With upvc double glazed window to the rear, built in wardrobes, radiator and power points.

Bedroom Three - 11'1" x 8'2" (3.38m x 2.5m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 10'6" x 6'7" (3.2m x 2m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

Outside - To the front there is a generous block paved driveway providing ample off road parking leading to a DOUBLE GARAGE with two up and over doors, power and light. The rear garden has a paved patio leading to a mainly lawned garden with established trees and shrubs perfect for the kids or just to sit and enjoy.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E

