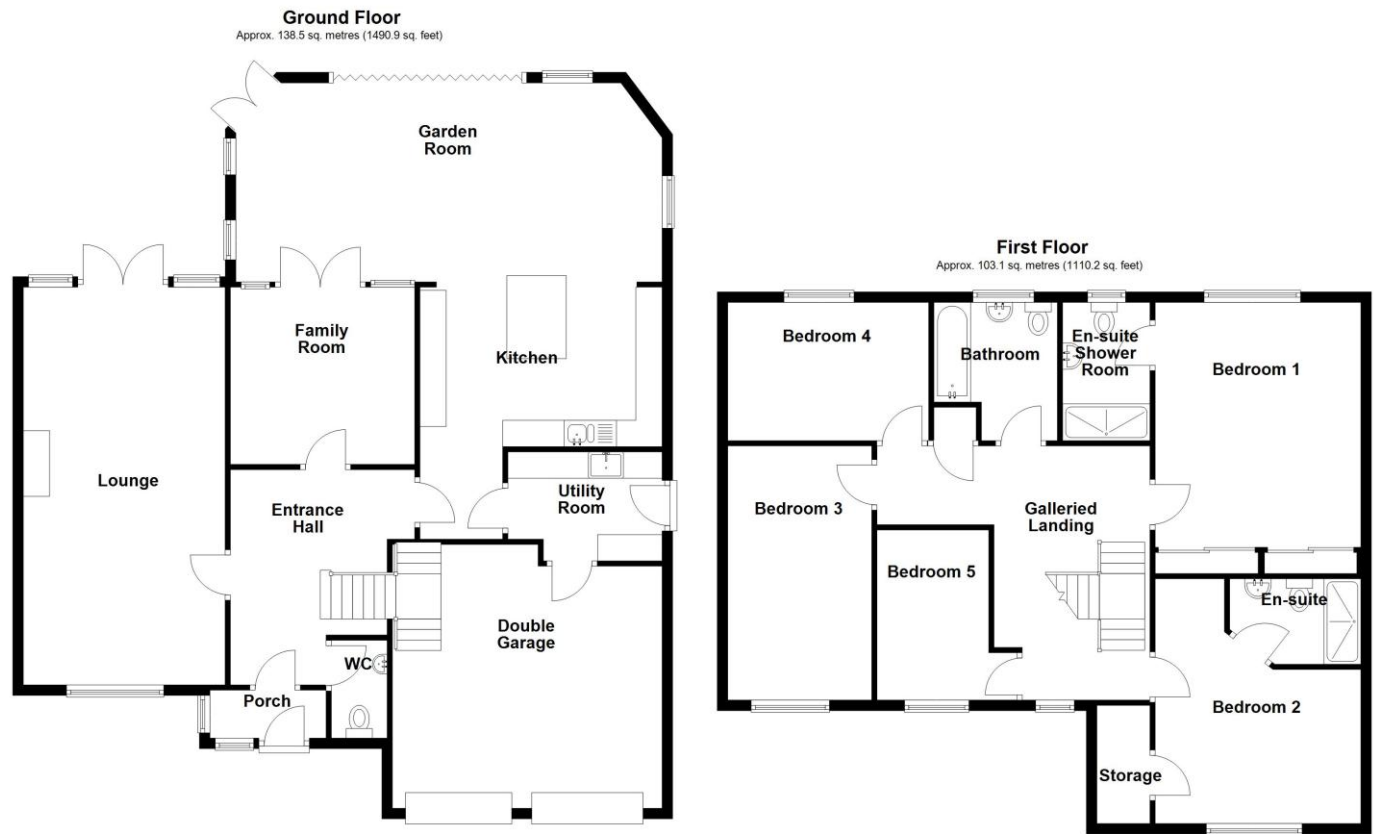


9A, Swallow Hill, Thurlby, Bourne

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		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 241.7 sq. metres (2601.2 sq. feet)



9A, Swallow Hill, Thurlby, Bourne, Lincolnshire, PE10 0JB

£685,000 Freehold

Set within one of Thurlby’s most desirable residential areas, this outstanding five bedroom detached family home offers impressive and versatile accommodation, complemented by a generous south-facing garden and far-reaching views over open fields. The property has been thoughtfully designed to combine comfort, style and practicality, creating a superb home ideal for modern family living. The welcoming entrance hall leads to a spacious lounge with feature fireplace, a separate family room, and a stunning bespoke kitchen fitted with a range of high-quality units and granite worktops. The kitchen opens through to an impressive garden room, filled with natural light and providing an ideal space for dining and entertaining, while enjoying panoramic views over the garden. Upstairs, the home continues to impress with a well-planned layout. The principal bedroom features modern en-suite facilities, as does the guest bedroom, while three further good-sized bedrooms are served by a family bathroom. Outside, the property sits behind a generous gated driveway providing extensive parking and turning space, with room for a motorhome or caravan if required. The rear garden enjoys a sunny south-facing aspect and has been beautifully maintained, offering both lawned and seating areas – perfect for families and outdoor entertaining. The open outlook to the rear provides a wonderful sense of space and privacy, making this a truly special setting.

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

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



ACCOMMODATION

Porch - With door leading to:

Entrance Hall - With natural wood finish flooring, split stairs case to the first floor, radiator, power points and door leading to:

Downstairs Cloakroom - With low level wc wash hand basin, natural wood finish flooring and frosted window.

Lounge - 24'5" x 12'7" (7.44m x 3.84m) With attractive feature fireplace, upvc double glazed window to the front, radiator, power points and french doors leading to the garden.

Family Room - 11'5" x 11'1" (3.48m x 3.38m) With french doors leading to the garden room, built in cupboard and shelf unit, radiator and power points.

Kitchen - 15'2" x 10'7" (4.62m x 3.23m) With stunning bespoke fitted units comprising, inset sink with cupboard below, fantastic range of wall and base units complemented by granite worktops and upstands, centre island with cupboards below and induction hob with extractor above again complemented with granite worktops. Built in single oven and single microwave, warming drawer, integrated dishwasher, space for fridge freezer, tiled flooring, tall radiator, door to the utility room and open to:

Garden Room - 25'8" x 12'6" (7.82m x 3.8m) Offering fantastic space with bi folding doors onto the rear garden, tiled flooring with underfloor heating, power points and double glazed windows and double french doors.



Utility Room - 9'3" x 7'7" (2.82m x 2.3m) With range of fitted units and worktop with sink, space and plumbing for washing machine and tumble dryer, tiled flooring, door to the side and personal door to the garage.

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

Master Bedroom - 14'5" x 13'7" (4.4m x 4.14m) With fitted mirror fronted wardrobes with sliding doors, upvc double glazed window to the rear, radiator, power points and door leading to:

En-Suite Shower Room - With replacement fitted suite comprising, walk in shower cubicle, wash hand basin with cupboard below, low level wc, heated towel rail and frosted window.

Guest Bedroom - 15'3" x 13'7" (4.65m x 4.14m) With upvc double glazed window to the front, large built in storage cupboard, radiator, power points and door leading to:

En-Suite - Replacement suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls and extractor fan.

Bedroom Three - 14'4" x 9'8" (4.37m x 2.95m) With upvc double glazed window to the front, radiator and power points.

Bedroom Four - 12'8" x 8'8" (3.86m x 2.64m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Five - 10'8" (3.25) x 8'4" (2.54) (narrowing to 6'9" (2.06)) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - With panelled bath and wall mounted shower with glass screen, low level wc, wash hand basin, fully tiled walls, tiled flooring with electric underfloor heating and frosted window.

Outside - To the front there is a large gated block paved driveway providing ample off road parking and space for a motorhome or caravan if required.

The property enjoys a generous south-facing garden that has been thoughtfully landscaped to create a beautiful outdoor haven. Mainly laid to lawn and interspersed with well-stocked borders bursting with colour and texture, the garden provides a perfect setting for relaxation and entertaining. Mature trees and established planting offer privacy and seasonal interest throughout the year, while the open aspect affords stunning views over open fields.

Double Garage - 17'9" x 15'3" (5.4m x 4.65m) With two up and over doors, power and light, wall mounted gas boiler and personal door to the utility room.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F