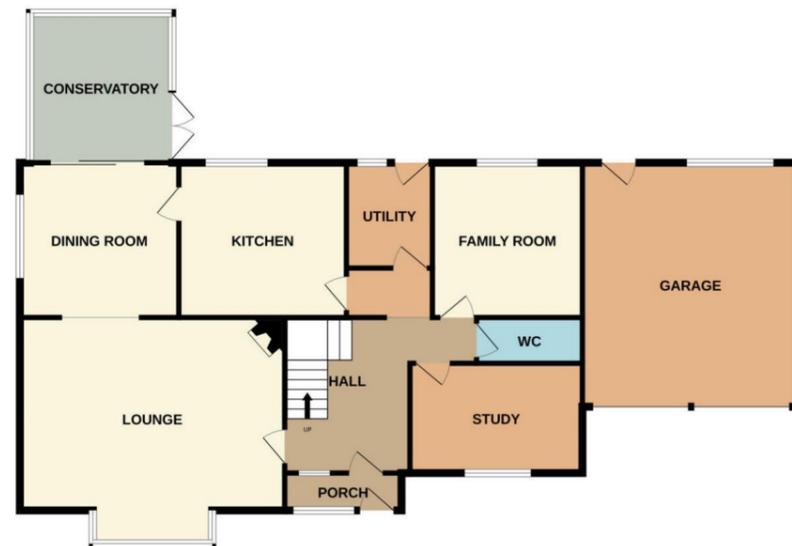


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



69A, Northorpe Lane, Thurlby, Bourne, Lincolnshire, PE10 0HG

£599,950 Freehold

We are delighted to offer for sale this impressive individually built five bedroom detached home located on this none estate position in the highly sought after village of Thurlby. The property offers excellent accommodation benefiting from four reception rooms plus a conservatory, kitchen/breakfast room with utility room off and downstairs cloakroom. On the first floor the master bedroom and guest bedroom both benefit from en-suite shower rooms and there are three further bedrooms and a family bathroom. Outside there is an impressive in and out driveway providing ample off road parking with access to a double garage and to the rear an established West facing garden ideal for the kids to play or outside entertaining. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
 bourne@winkworth.co.uk
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See things differently.



Kitchen - 12'1" x 11'6" (3.68m x 3.5m) Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring gas hob with extractor fan over, eye level double electric oven, space and plumbing under worktop for dishwasher, fridge and freezer, radiator, wall mounted digital heating control.

Utility Room - 8'3" x 5'3" (2.51m x 1.6m) Fitted wall mounted and floor standing cupboards, complimentary fitted worktops, inset stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine and tumble dryer, radiator, part glazed uPVC door to rear.

Study - 11'7" x 7'5" (3.53m x 2.26m) Radiator.

Family Room - 11'6" x 10'9" (3.5m x 3.28m) Radiator, window to rear.

Galleried Landing - Two radiators, access to roof storage space, airing cupboard housing hot water tank and shelving.

Master Bedroom - 14'4" x 14'1" (4.37m x 4.3m) Three wall light points, built in wardrobe, radiator, window to front.

En Suite - Shower cubicle with glass door, low level WC with concealed flush, wash hand basin with vanity cupboard under, splash back tiling, vinyl flooring, electric shaver point, radiator.

Bedroom Two - 11'9" x 11'6" (3.58m x 3.5m) Radiator, window to rear.

En Suite Shower Room - Shower cubicle with glass door, low level WC with concealed flush, wash hand basin with vanity unit, complimentary splash back tiling, laminate flooring, radiator, electric shaver point.

Bedroom Three - 9' x 8'3" (2.74m x 2.51m) Radiator, window to rear.

Bedroom Four - 11'7" x 10'10" (3.53m x 3.3m) Laminate flooring, built in wardrobe, TV point, radiator, window to rear.

Bedroom Five - 11'9" x 11'2" (3.58m x 3.4m) Built in wardrobe, TV point, radiator, window to front.

Family Bathroom - Panelled bath with mixer shower attachment and folding glass screen, low level WC with concealed flush, wash hand basin with vanity unit, tiled walls, laminate flooring, radiator.

Outside - The front garden benefits from a large in and out block paved driveway which provides off road parking for several cars and leads to a double garage with twin up and over doors. The remainder of the front garden is laid to a large lawn which continues to the side of the property. To the opposite side there is a timber gate which gains access to the stunning rear garden. The rear garden which faces West and has lovely views in the distance over open fields and countryside offers a good amount of privacy and is very much larger than an average size garden. It has a large paved patio seating area with the remainder mostly laid to a large lawn with attractive plant and shrub borders. Included in the sale is a timber child's play house and a garden shed.

ACCOMMODATION

Part glazed front door to:

Entrance Porch - Second part glazed timber door opening to large

Entrance Hallway - Radiator, under stairs storage cupboard, stairs to first floor landing, wall light point.

Cloakroom - Low level WC with concealed flush, wall mounted wash hand basin, splash back tiling, radiator, extractor fan.

Lounge - 19'9" x 13'10" (6.02m x 4.22m) Two wall light points, box bay window to front, two radiators, TV point, telephone point, open fire with log burning stove, archway through to Dining Room.

Dining Room - 11'10" x 11'6" (3.6m x 3.5m) Laminate flooring, radiator, sliding patio doors to Conservatory.

Conservatory - 10'11" x 10'10" (3.33m x 3.3m) Constructed uPVC lower panels and uPVC glazed panels over, polycarbonate sloped roof, French door opening to rear garden.

