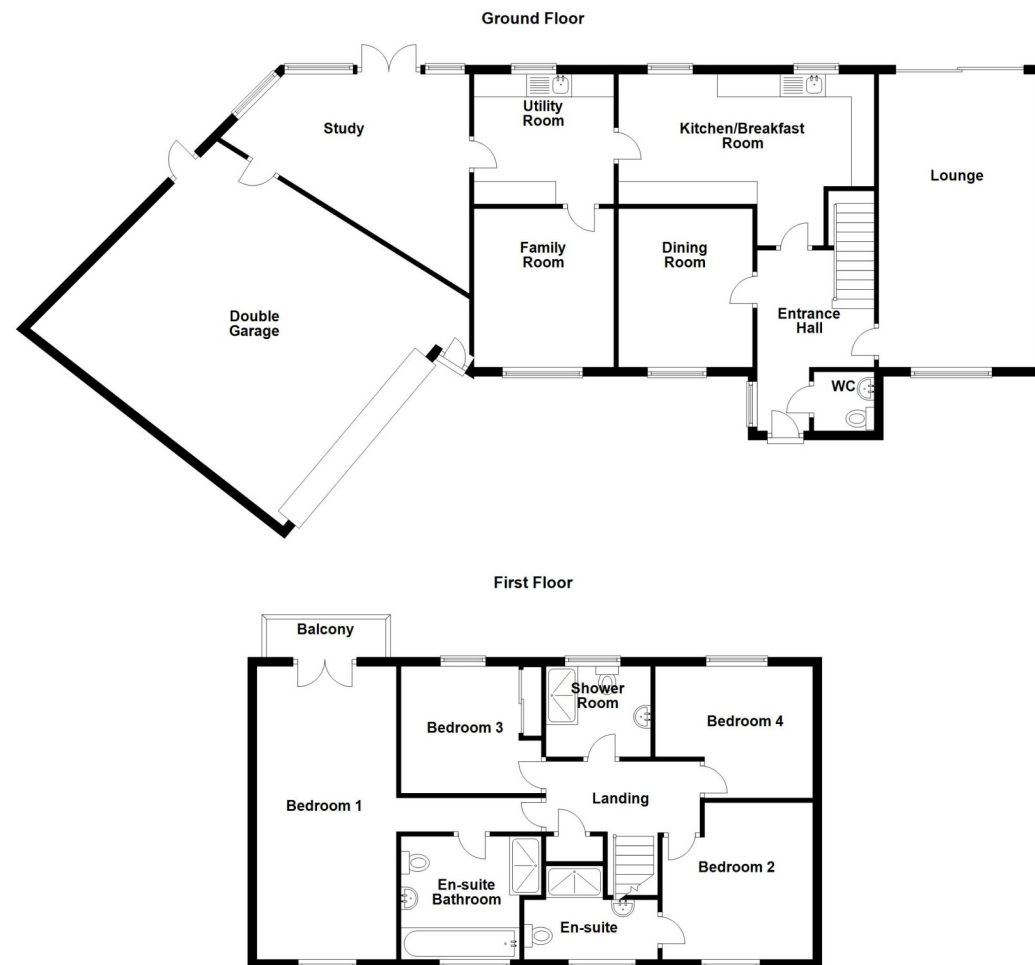


Priory Close, Thurlby, Bourne

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



6 Priory Close, Thurlby, Bourne, Lincolnshire, PE10 0EF

£500,000 Freehold

Winkworth are delighted to offer for sale this impressive extended and much improved four bedroom detached family home located at the end of a small cul-de-sac with fantastic views across open fields. The property offers excellent family accommodation with plenty of downstairs living space including, lounge and separate dining room, further family room and study with french doors onto the rear garden, fitted kitchen with utility room and downstairs cloakroom. On the first floor there is a large master bedroom with en-suite with double ended bath and separate shower plus balcony overlooking open fields, the guest bedroom also benefits from an en-suite shower room plus two further bedrooms and modern fitted family shower room. Outside there is a generous driveway providing ample off road parking leading to a double garage with electric up and over door and to the rear a good sized lawn

4 Bedrooms | Entrance Hall | Lounge | Dining Room | Kitchen/Breakfast Room | Utility Room | Family Room | Study | En-Suite Bathroom | En-Suite | Family Shower Room | Outside | EPC To be Confirmed

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ACCOMMODATION

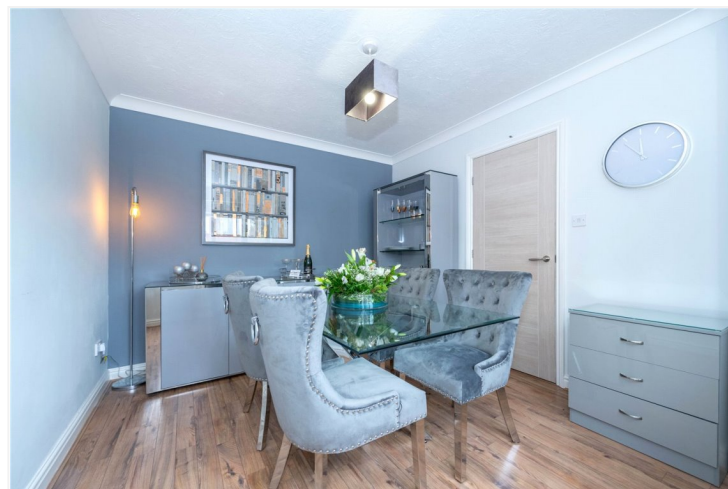
Entrance Hall - With laminate flooring, stairs leading to the first floor with automatic feature lights, upvc double glazed window to the side, radiator and door leading to.

Downstairs Cloakroom - Modern fitted suite comprising, low level wc, wash hand basin, tiled walls, tiled flooring, heated towel rail and frosted window.

Lounge - 21'2" x 11'5" (6.45m x 3.48m) A bright and spacious room being double aspect with upvc double glazed window to the front and sliding patio doors to the rear. Attractive flame effect gas fire, laminate flooring, radiator, power points and wall mounted air con unit.

Dining Room - 10'8" x 9'8" (3.25m x 2.95m) With laminate flooring, upvc double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 16'10" x 12'7" (5.13m x 3.84m) With fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units with granite worktop and upstands incorporating breakfast bar, built in double oven and hob with extractor above, integrated dishwasher, space for American style fridge freezer, tiled flooring, downlights, two upvc double glazed windows to the rear and door leading to.



Utility Room - 9'8" x 9'7" (2.95m x 2.92m) With extensive range of fitted units, single drainer sink, space and plumbing for washing machine and tumble dryer, door to the study and door leading to.

Family Room - 11'1" x 10'2" (3.38m x 3.1m) With upvc double glazed window to the front, radiator and power points.

Study - 15'7" x 11'4" (4.75m x 3.45m) With upvc double glazed window and french doors onto the rear garden, laminate flooring, air con unit, radiator, power points and door to the garage.

First Floor Landing - With built in airing cupboard and door leading to.



Master Bedroom - 21'8" x 9'10" (6.6m x 3m) With upvc double glazed window to the front and french doors onto a walk out balcony with views across open fields, air con unit, radiator and power points.

En-Suite Bathroom - With double ended bath, walk in shower cubicle, low level wc, wash hand basin, tiled flooring, tiled walls, heated towel rail, electric underfloor heating and frosted window.

Guest Bedroom - 13'2" x 11'6" (4.01m x 3.5m) With upvc double glazed window to the rear, radiator, power points and door leading to.

En-Suite - With walk in shower cubicle, low level wc, wash hand basin, tiled walls, radiator, laminate flooring and frosted window.

Bedroom Three - 10'3" x 9'3" (3.12m x 2.82m) With upvc double glazed window to the rear, air con unit, radiator, power points and fitted wardrobes.

Bedroom Four - 9'10" x 8'9" (3m x 2.67m) With upvc double glazed window to the rear, air con unit, radiator and power points.

Family Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled flooring, tiled walls, electric underfloor heating, heated towel rail and frosted window.

Outside - To the front there is a gravelled driveway providing ample off road parking leading to a DOUBLE GARAGE (20'0" x 17'6") with electric up and over door, power and light and personal door to the rear garden. The rear garden is a wonderful established plot with large patio leading onto a generous lawned garden being fully enclosed with fencing and mature shrubs and trees with stunning views across open fields.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

