

The Pingles, 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		78
(56-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



9 The Pingles, Thurlby, Bourne, PE10 0EX

£425,000 Freehold

A superbly presented four bedroom detached family home located in this small cul-de-sac in the highly sought after village of Thurlby offering easy access to the A15 road link and Bourne Grammar school. The property offers spacious and versatile accommodation benefiting from, lounge, dining room and family room, modern fitted kitchen with utility off and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite shower room, there are three further bedrooms and family bathroom. Outside there is a large driveway providing ample off road parking leading to an oversized double garage and to the rear a fantastic south east facing garden which is a generous size and private making this home a must view. Please call 01778 392807 for more information.

Four Bedroom Detached House | Master Bedroom with En Suite | Three Reception Rooms | Oversized Double Garage | EPC Rating D | Council Tax Band D

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ACCOMMODATION

Entrance Hall - With ceramic tiled floor, stairs to the first floor, radiator and door to:

Downstairs Cloakroom - With low level WC, wash hand basin, ceramic tiled floor, uPVC double glazed window to the side.

Lounge - 18'9" x 12' (5.72m x 3.66m) With living flame effect gas fire set in feature fireplace, TV point, 2 radiators, uPVC double glazed window to the front and patio doors to the rear garden.

Dining Room - 11'10" x 7'10" (3.6m x 2.4m) With uPVC double glazed window to the rear, radiator, pair of glazed panelled doors to:

Sitting Room - 11'4" x 8'10" (3.45m x 2.7m) With radiator, double glazed patio doors to the rear garden.

Kitchen - 10'7" x 10'5" (3.23m x 3.18m) With modern fitted units comprising, 1½ bowl stainless steel sink unit, range of base units having cupboards & drawers and with worksurfaces above having inset gas hob with extractor above, and a range of wall cupboards. Tall unit housing electric double oven, plumbing for a dishwasher, radiator, under unit worktop lighting, uPVC double glazed window to the front.



Utility Room - 7'10" x 6'4" (2.4m x 1.93m) With single drainer stainless steel sink unit with worktop and cupboard under, plumbing for a washing machine, Vaillant gas fired central heating boiler, space for a fridge freezer, uPVC double glazed door to the garden.

First Floor Landing - With airing cupboard, access to loft space which is fully boarded, feature uPVC stained glass window to front.

Bedroom One - 12'9" x 9'4" (3.89m x 2.84m) With upvc double glazed window to the rear, radiator, range of built in wardrobes with hanging rails & shelving.

En-Suite Shower Room - With concealed flush WC, wash hand basin with cupboards under, shower cubicle, fully tiled walls, ceramic tiled floor, stainless steel radiator/towel rail, shaver point.

Bedroom Two - 14'5" x 8'8" (4.4m x 2.64m) With radiator, uPVC double glazed window to the front, built in wardrobes with hanging rail & shelving.

Bedroom Three - 12'2" x 8'8" (3.7m x 2.64m) With radiator, uPVC double glazed window to the front.

Bedroom Four - 9'10" x 9'7" (3m x 2.92m) With radiator, uPVC double glazed window to the rear.

Family Bathroom - With concealed flush WC, vanity wash hand basin with cupboards under, shower cubicle, panelled bath, stainless steel radiator/towel rail, uPVC double glazed window to the rear, ceramic tiled floor, fully tiled walls, shaver point.

Outside - The front garden is set to gravel and with plants & shrubs and with pathway serving the property. Alongside is a large driveway providing ample off road parking leading to an OVERSIZED DOUBLE GARAGE with two up and over doors power and light.

The rear garden is a particular feature of the property being south east facing with multiple sitting areas and a generous lawned garden with a wide variety of plants shrubs and trees providing an excellent degree of privacy.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D