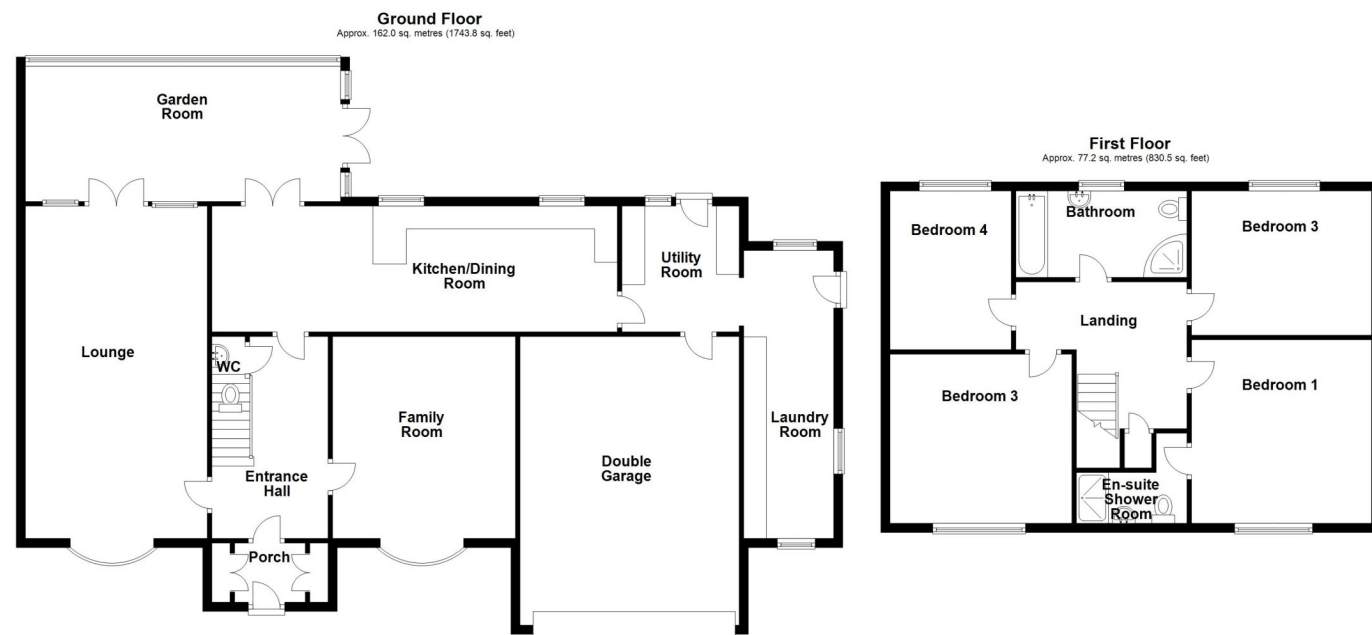


EPC TO FOLLOW



Total area: approx. 239.2 sq. metres (2574.4 sq. feet)



11 Northorpe Lane, Thurlby, Bourne, Lincolnshire, PE10 0HE

£699,950 Freehold

This impressive four bedroom detached family home is located in a highly sought-after village with fantastic well-maintained garden providing ample space for outdoor activities, entertaining, or simply relaxing. Inside, the home features spacious living areas, including a lounge with bay window, separate family room a modern 29ft kitchen with dining area/breakfast area which leads to a 22ft garden room with views of the garden. The four well-proportioned bedrooms offer plenty of room for a growing family, with the master benefiting from an en-suite bathroom. The property also benefits from a large gravelled driveway providing ample off road parking plus a double garage and Solar panelled to the front and rear which are owned and will be included in the sale.

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See things differently.



Garden Room - 22'11" x 9'9" (6.99m x 2.97m) With Kardean flooring, upvc double glazed windows and french doors onto the rear garden, radiator and power points.

Utility Room - 9' x 8'3" (2.74m x 2.51m) With sink and cupboard below, range of wall and base units, space and plumbing for two washing machine, water softener, replacement gas boiler supplying hot water and central heating, Kardean flooring, window and door to the rear, personal door to the garage and open to:

Laundry Room - 21'3" x 6'3" (6.48m x 1.9m) With fantastic range of fitted units, upvc double glazed windows to the front and side, Kardean flooring and door to the side.

First Floor Landing - With access to the loft, part panelled walls and door leading to:

Bedroom One - 13'4" x 13'1" (4.06m x 4m) With freestanding wardrobes, upvc double glazed window to the front, radiator, power points and door leading to:

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

Bedroom Two - 13'4" x 11'6" (4.06m x 3.5m) With upvc double glazed window to the front, part panelled walls, freestanding wardrobe, laminate flooring, radiator and power points.

Bedroom Three - 12'1" x 10'3" (3.68m x 3.12m) With laminate flooring, upvc double glazed window to the rear, freestanding wardrobe, radiator and power points.

Bedroom Four - 11'3" x 9'9" (3.43m x 2.97m) With upvc double glazed window to the rear, laminate flooring, radiator and power points.

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

Outside - To the front there is a large gravelled driveway providing lots of off road parking leading to a DOUBLE GARAGE (21'4" x 16'0") with electric up and over door, power and light. The rear garden is a particular feature being a generous size and backs onto an open paddock so provides an excellent degree of privacy. The garden has a paved patio which leads to a mainly lawned south west facing garden with various timber outbuildings.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

E

ACCOMMODATION

Entrance Porch - With storage cupboards and door leading to:

Entrance Hall - With laminate flooring, oak staircase leading to the first floor, part panelled walls, radiator, power points and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin and laminate flooring.

Lounge - 23'11" x 13'2" (7.3m x 4.01m) With upvc double glazed window to the front, radiator, power points and french doors leading to the garden room.

Family Room - 14'1" x 13' (4.3m x 3.96m) With upvc double glazed window to the front, laminate flooring, radiator and power points.

Kitchen/Breakfast Room - 29'3" x 8'7" (8.92m x 2.62m) With oak fitted units comprising, inset sink with cupboard below, excellent range of wall and base units complemented by Granite worktops, two built in Bosch ovens, Miele integrated dishwasher, Smeg induction hob with extractor above, integrated freezer, integrated fridge freezer, Kardean flooring, radiator, power points, door leading to the utility room, two upvc double glazed windows to the rear and french doors leading to:

