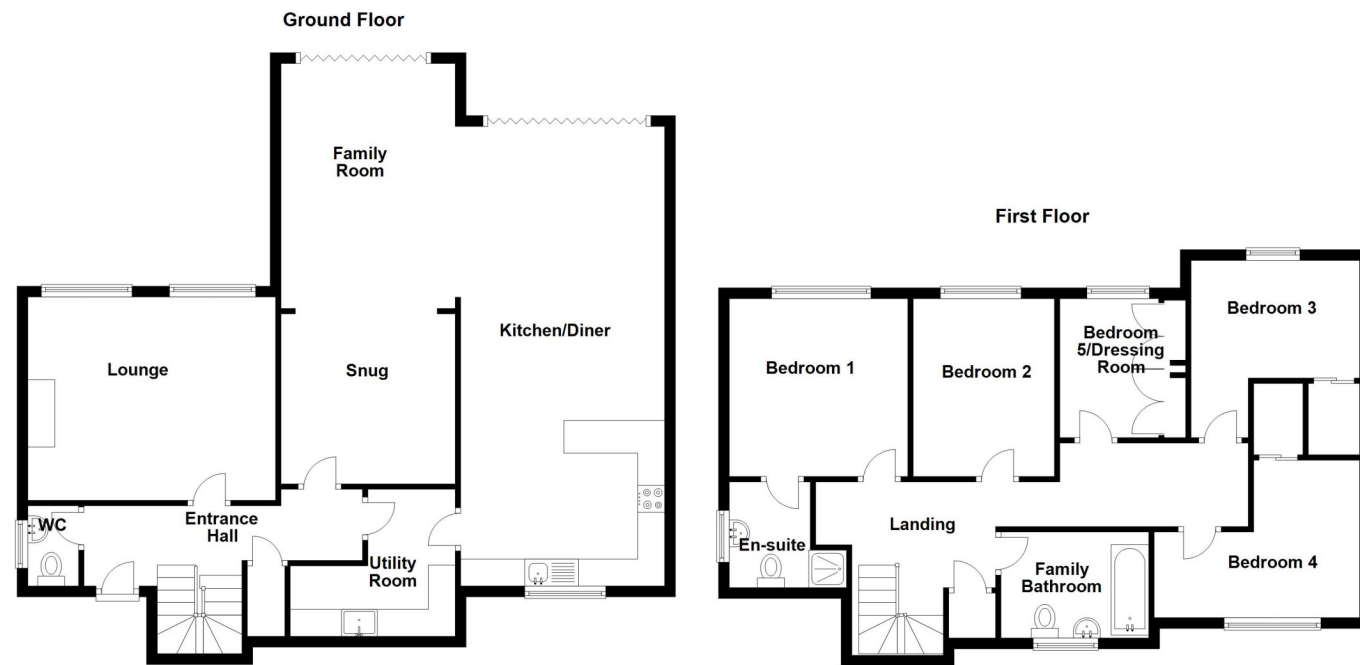


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 5 Viking Way, Thurlby, Bourne, PE10 0HX

£450,000 Freehold

A superbly presented extended five bedroom detached family home located in the popular village of Thurlby giving easy access to Bourne and Peterborough with its main line train station to London/Kings Cross. The property has been much improved by the current vendor and benefits from, lounge, fantastic kitchen/family room with utility room off, family room and snug. On the first floor there is a master bedroom with newly fitted en-suite, four further bedrooms and family bathroom. Outside there is a private established garden and to the side a Single Garage with electric door and driveway. Please call 01778 392807 for more information.

5 bedroom detached home | en suite to master bedroom | single garage | enclosed rear garden | EPC rating to be confirmed

Winkworth Bourne | 01778392807 |  
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## ACCOMMODATION

### Door leading to:

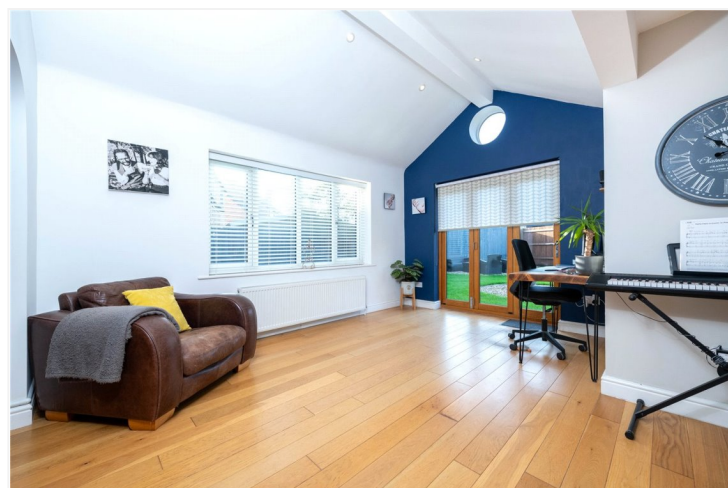
**Entrance Hall** - Wooden floor, radiator, stairs to first floor landing and built-in under stairs cupboard.

**Sitting Room** - 14'11" x 11'6" (4.55m x 3.5m) With upvc double glazed windows to rear aspect, two radiators, feature fireplace with living flame gas fire with stone surround, TV point and power points.

**Downstairs Cloakroom** - Fitted with a two piece suite in white comprising low level wc with push button flush and pedestal wash hand basin, radiator, ceramic tiled floor, upvc double glazed window to side aspect.

**Kitchen** - 12'6" x 10'3" (3.8m x 3.12m) Fitted with a range of base, drawer and wall mounted units, fitted worksurfaces, one and a quarter ceramic sink unit with mixer tap over, built-in four ring gas hob with stainless steel chimney extractor over, built-in eye level double electric oven with built-in microwave, integral wine rack, glazed display cabinets, under unit lighting, ceramic tile floor, peninsular breakfast bar, dimmable flush mounted ceiling downlights, upvc double glazed window to the front, wooden flooring and open plan to:

**Utility Room** - 10'3" x 8'11" (3.12m x 2.72m) Base and wall mounted units, fitted worktop, one and a quarter ceramic sink unit with mixer tap over, upvc double glazed window to front aspect, space and plumbing for washing machine, space and plumbing for dishwasher, flush mounted ceiling downlights, under unit lighting and heated towel rail.

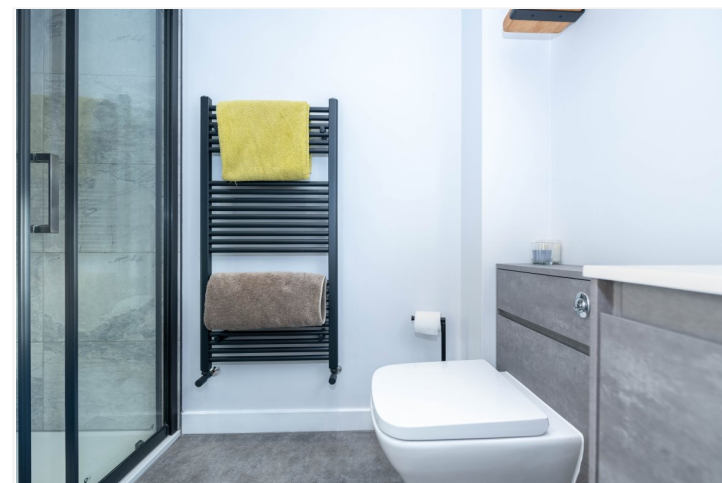


**Dining Room** - 18'4" x 12'6" (5.6m x 3.8m) Wooden floor, dimmable flush mounted ceiling downlights, radiator, bifold doors to garden and open to:

**Family Room** - 14' x 9'8" (4.27m x 2.95m) Feature vaulted ceiling with dimmable flush mounted ceiling downlights, wooden floor, bifold doors to garden, upvc double glazed window to the side and open to:

**Snug** - 10'5" x 10' (3.18m x 3.05m) Wooden floor and radiator.

**First Floor Landing** - With upvc double glazed window to front aspect, on half landing storage cupboard, access to loft space, flush mounted ceiling downlights and built-in airing cupboard.



**Bedroom One** - 12'3" x 9'6" (3.73m x 2.9m) upvc double glazed window to rear aspect, radiator and TV point.

**En Suite** - Newly fitted en-suite comprising, walk in shower cubicle, low level wc, wash hand basin set in unit with cupboard below, part tiled walls, heated towel rail and frosted window.

**Bedroom Two** - 12'4" x 7'2" (3.76m x 2.18m) With upvc double glazed window to rear aspect, radiator and power points.

**Bedroom Three** - 12'9" x 11'6" (3.89m x 3.5m) With double glazed window to front aspect, built-in wardrobe with sliding mirrored doors and flush mounted ceiling downlights.

**Bedroom Four** - 12'7" x 11' (3.84m x 3.35m) With upvc double glazed window to rear aspect, built-in wardrobe, flush mounted ceiling downlights and TV point.

**Bedroom Five/Dressing Room** - 8'6" x 8' (2.6m x 2.44m) With upvc double glazed window to rear aspect, radiator, extensive fitted wardrobes and power points.



**Bathroom** - Fitted with a three piece comprising low level wc with push button flush, pedestal wash hand basin and panel bath with mixer tap shower over, alcove with mirror and lighting, flush mounted ceiling downlights, upvc double glazed window to front aspect, ceramic tiled floor, fully tiled walls and radiator.

**Outside** - The front garden is open plan with a lawned area and selection of shrubs. There is a driveway to the side providing off road parking and leading to the garage. The rear garden is enclosed, mainly laid to lawn with a paved patio area and fully enclosed with side access.

**Single Garage** - With electric door, power and light plus personal door to the garage.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

