

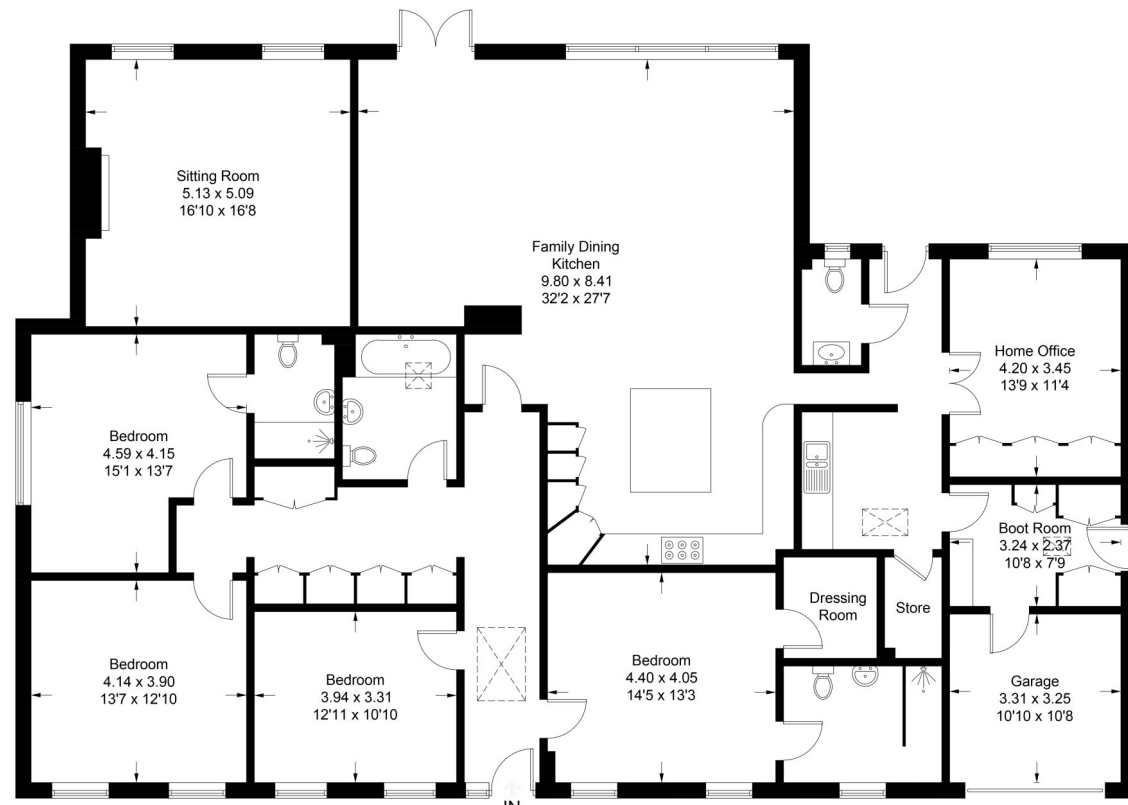
Obthorpe Lane, Thurlby, Bourne

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	73	78
(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	

Woodlands

Approximate Gross Internal Area = 263.8 sq m / 2839 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



16 Obthorpe Lane, Thurlby, Bourne, Lincolnshire, PE10 0ES

Price Guide £700,000 to £750,000 Freehold

Price Guide £700,000 to £750,000. Winkworth are delighted to offer for sale this truly stunning four/five bedroom detached bespoke built bungalow located in one of Thurlbys premier locations with views across open fields that really must be viewed to fully appreciated. The property is in show room condition throughout offering spacious accommodation benefiting from, 32ft kitchen/family room with vaulted ceiling and bespoke fitted kitchen with marble worktops. Sitting room, home office/bedroom five, utility room and boot room. The master bedroom boasts a walk in wardrobe and luxury fitted en-suite, the guest bedroom also benefits from an en-suite, plus two further bedrooms and family bathroom. Outside there is a gravelled in and out driveway providing ample off road parking and to the rear a beautiful fully landscaped west facing garden with views over open fields. Please call 01778 392807 for more information.

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4 Bedrooms | Entrance Hall | Sitting Room | Kitchen/Family Room | Home Office |
Cloakroom | Utility Room | En-Suite Shower Rooms | Family Bathroom | Outside

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See things differently.



ACCOMMODATION

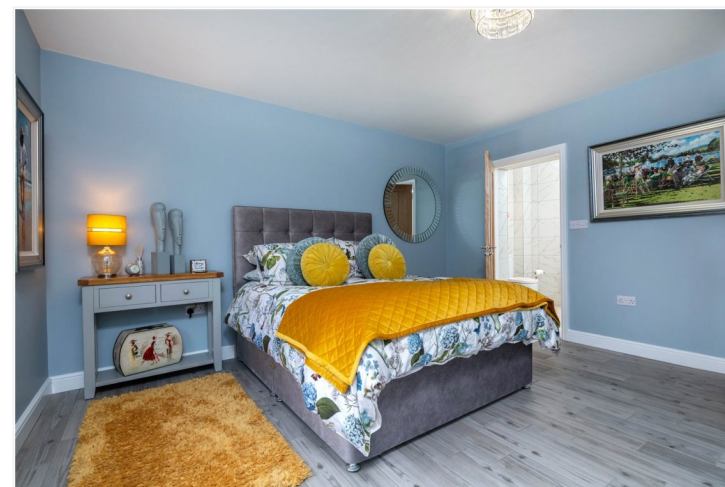
Entrance Hall - With tiled flooring, extensive range of fitted storage/wardrobes, built in airing cupboard, radiator, loft access, Velux window, downlights and door to.

Sitting Room - 16'1" x 16'8" (4.9m x 5.08m) With stone feature fireplace with gas living flame fire, upvc double glazed windows to the rear, radiator, power points and door to.

Kitchen/Family Room - 32'2" x 27'7" (9.8m x 8.4m) A fantastic bright and spacious open plan room with vaulted ceiling and french doors a feature window overlooking the garden. The bespoke kitchen offers an excellent range of wall and base units complemented by marble worktops with upstands and centre island with cupboards and drawers below. Rangemaster range cooker with extractor above, integrated dishwasher, integrated fridge and freezer, ceramic one and a half bowl sink, integrated microwave, tiled flooring, air con unit, radiator and door leading to.

Home Office - 13'9" x 11'4" (4.2m x 3.45m) With Amtico flooring, extensive range of fitted storage, upvc double glazed window to the rear, radiator and power points.

Cloakroom - With low level wc, wash hand basin, tiled flooring and frosted window.



Utility Room - with one and a half bowl sink, range of wall and base units, space and plumbing for washing machine, space for further appliance, tiled flooring, walk in cloaks cupboard.

Boot Room - With fitted worktop and cupboard above, LVT flooring, built in cupboard housing gas boiler and hot water tank plus water softener, door to the side and door to the garage.

Bedroom One - 14'5" x 13'3" (4.4m x 4.04m) With two upvc double glazed windows overlooking the front, tiled flooring, walk in wardrobe, radiator, air con unit and door leading to.

En-Suite Shower Room - Fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring with underfloor heating, radiator and frosted window.

Bedroom Two - 15'1" x 13'7" (4.6m x 4.14m) With upvc double glazed window to the side, tiled flooring, radiator, power points and door leading to.

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

Bedroom Three - 13'3" x 12'7" (4.04m x 3.84m) With two upvc double glazed windows to the front, tiled flooring, radiator and power points.

Bedroom Four - 12'1" x 10'10" (3.68m x 3.3m) With two upvc double glazed windows to the front, tiled flooring, fitted wardrobe, radiator and power points.

Family Bathroom - With panelled bath and shower attachment, low level wc, wash hand basin, tiled flooring, tiled walls, heated towel rail and Velux window.

Outside - To the front there is a generous in and out driveway providing ample off road parking leading to a small garage (10'10" x 10'0"). The rear garden is a stunning fully landscaped West facing garden with stunning views across open fields. There is a paved patio with steps leading to well-maintained lawned garden with wide variety of shrubs and trees. There are two wood decked patios providing great space for relaxing plus a further gravelled area with two timber sheds.

TENURE

Freehold

COUNCIL TAX BAND

E