

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	72
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



### Outbuilding

Total floor area 214.8 m<sup>2</sup> (2,312 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



## Magnolia House, Green Lane, Threkingham, Lincolnshire, NG34 0BA

£625,000 Freehold

This charming 4-bedroom detached home, built in the 1970s, is nestled in a popular village offering easy access to the nearby towns of Bourne, Stamford, and Sleaford. The property is set on a generous plot, providing ample outdoor space, ideal for family living or potential extensions (subject to planning approval). The home features a well-maintained and spacious interior, including a spacious living room with a cozy atmosphere and two further receptions off, a large kitchen/diner offers plenty of space for modern family living with utility room off, with a practical layout for both cooking and entertaining. On the first floor there are four generous bedrooms, two with en-suite facilities and a family bathroom. Externally, the property boasts generous gravelled in and out driveway with timber carport providing sheltered parking, along with a further garage that offers additional storage or space for a workshop. The garden is expansive, with a mix of lawn, shrubs, and trees, offering privacy and a peaceful outdoor retreat. With its 1970s character, spacious layout, and proximity to local amenities, this home provides a wonderful opportunity for families seeking a comfortable and well-connected residence in a sought-after village location.

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**Kitchen/Dining Room** - 22'4" x 10'6" (6.8m x 3.2m) With modern fitted units comprising, one and a half bowl ceramic sink with cupboard below, excellent range of wall and base units complemented by solid oak worktops, centre island with Granite worktop, built in double oven, built in hob with extractor canopy above, space for American style fridge freezer, integrated dishwasher, upvc double glazed windows to the front and rear, radiator and laminate flooring.

**Utility Room** - 9'6" x 6'11" (2.9m x 2.1m) With extensive range of fitted units, space and plumbing for washing machine and tumble dryer, laminate flooring, wall mounted electric heater and door to the rear garden.



**First Floor Landing** - With built in airing cupboard, access to the loft and door leading to:

**Bedroom One** - 15'9" x 13'6" (4.8m x 4.11m) With part panelled walls, extensive range of fitted wardrobes, radiator with cover, laminate flooring, coved ceiling, upvc double glazed window to the front and door leading to:

**En-Suite Bathroom** - A spacious suite comprising, freestanding bath, low level wc, wash hand basin, part panelled walls, radiator, radiator and frosted window.

**Bedroom Two** - 15'1" x 9'6" (4.6m x 2.9m) With upvc double glazed window to the rear, radiator, laminate flooring, coved ceiling and loft access.

**En-Suite Shower** - With walk in shower cubicle, low level wc, wash hand basin, tiled walls, radiator and upvc double glazed window.

**Bedroom Three** - 14'1" x 13'5" (4.3m x 4.1m) With laminate flooring, radiator, coved ceiling and upvc double glazed window to the front.

**Bedroom Four** - 10'10" x 6'11" (3.3m x 2.1m) With built in wardrobes, coved ceiling, laminate flooring and radiator,

**Family Bathroom** - Fitted suite comprising, panelled bath with shower attachment, low level wc, wash hand basin, tiled walls, radiator and upvc double glazed window.

**Outside** - To the front there is a generous gravelled in and out driveway providing ample off road parking with leads to a timber double carport with further parking for two cars. There is also a further garage/workshop (15'6" x 8'6") with double opening doors, power and light. The garden is a generous size, with a large paved patio area at the entrance that leads to a well-maintained lawn. The lawn is surrounded by mature trees and shrubs, offering a mix of shade and greenery. The trees are established and provide a sense of privacy, while the shrubs line the edges of the garden, adding structure and color. The garden is fully enclosed with fencing making it a private and quiet space. It's an ideal area for outdoor activities or simply relaxing in a peaceful setting.

## ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, laminate flooring, radiator with cover, under stairs storage housing oil fired boiler supplying hot water and central heating, coved ceiling and downlights.

**Downstairs Cloakroom** - With low level wc, wash hand basin, laminate flooring, part panelled walls, radiator, under stairs storage cupboard and frosted window.

**Lounge** - 22'4" x 12'6" (6.8m x 3.8m) With attractive feature fireplace with multi fuel burning stove, upvc double glazed window to the front and french doors to the rear garden, laminate flooring, radiator with cover, coved ceiling and double opening doors leading to:

**Snug** - 15'9" x 8'10" (4.8m x 2.7m) With upvc double glazed window to the front, beamed ceiling and wall mounted electric heater.

**Study** - 12'6" x 8'10" (3.8m x 2.7m) With upvc double glazed window to the rear, radiator and beamed ceiling.

