

## 5 The Kippings, Thurlby, Bourne, Lincolnshire, PE10 0HY

O.I.E.O £325,000 Freehold

A well-positioned three bedroom detached family home located at the end of this small cul-de-sac in the popular village of Thurlby. The property is offered for sale with no ongoing chain and benefits from, lounge/dining room overlooking the rear garden, modern fitted kitchen, downstairs cloakroom, master bedroom with en-suite shower room, two further bedrooms and modern fitted shower room. Outside there is a block paved driveway leading to a detached single garage and to the rear an east facing part walled garden. The property also benefits from gas central heating to radiators, upvc double glazed windows throughout and we would strongly recommend an internal viewing.

Three Bedroom Detached House | Master with En Suite | Single Garage & Driveway | Sought After Village Location | EPC TBC | Council Tax Band C

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**Bedroom One** - 12'3" x 8'9" (3.73m x 2.67m) With fitted wardrobes, upvc double glazed window to the rear, radiator, coved ceiling, power points and door to.

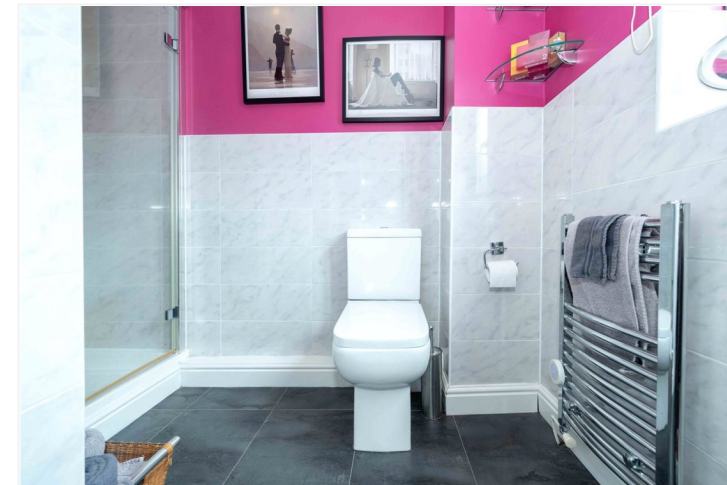
**En-Suite Shower Room** - Modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail and frosted window.

**Bedroom Two** - 12'3" x 9'9" (3.73m x 2.97m) With upvc double glazed window to the rear, radiator, coved ceiling and power points.

**Bedroom Three** - 12'3" x 7'2" (3.73m x 2.18m) With upvc double glazed window to the rear, radiator, coved ceiling and power points.

**Shower Room** - Modern fitted 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.

**Outside** - To the front there is a SINGLE GARAGE and driveway to the side providing ample off road parking. The rear garden is an established part walled garden with paved patio leading onto a mainly lawned garden with flower and shrub borders and personal door to the garage.



## ACCOMMODATION

**Entrance Hall** - With turning staircase to the first floor, radiator, coved ceiling, under stairs storage cupboard and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin, coved ceiling, radiator and frosted window.

**Lounge/Dining Room** - 25'7" x 11'8" (7.8m x 3.56m) With sliding patio doors onto the rear garden, two upvc double glazed windows to the rear, attractive feature fireplace, coved ceiling, radiator and power points.



**Kitchen** - 10'8" x 9'4" (3.25m x 2.84m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in oven and gas hob, space for fridge, space and plumbing for washing machine, wall mounted gas boiler supplying hot water and central heating, radiator, coved ceiling, upvc double glazed window to the front and door to the side.

**First Floor Landing** - With upvc double glazed window to the front, built in landing storage cupboard, built in airing cupboard, access to the loft, coved ceiling and door to.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

