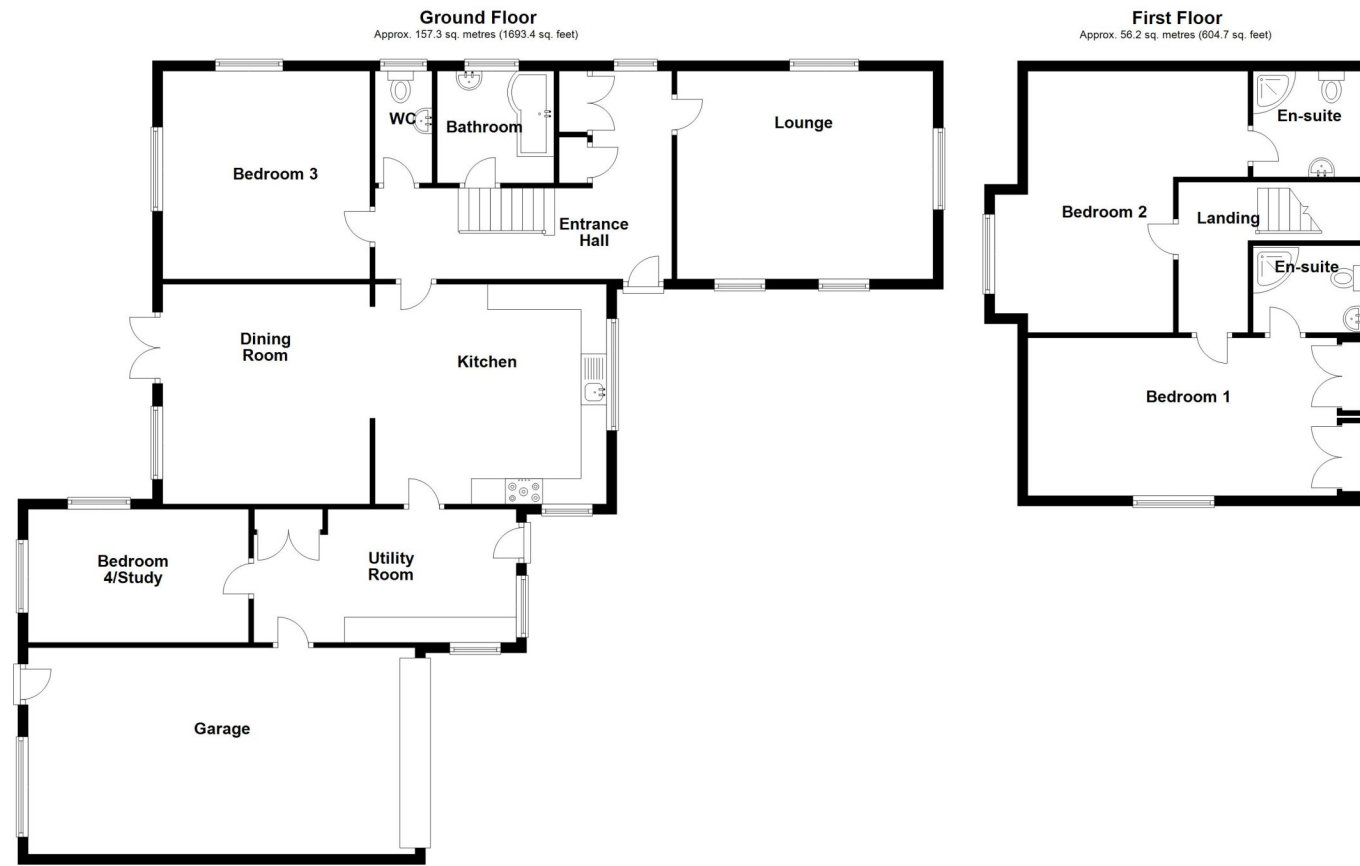


## High Street, Thurlby, Bourne

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	80
(55-68)	<b>D</b>		
(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	



Total area: approx. 213.5 sq. metres (2298.2 sq. feet)



## 53 High Street, Thurlby, Bourne, Lincolnshire, PE10 0ED

£525,000 Freehold

Winkworth Estate Agents are delighted to offer for sale this superbly presented individual 3/4-bedroom detached chalet set on a non-estate position with views over open fields. The property offers spacious and flexible accommodation benefiting from, lounge with woodburning stove, modern fitted kitchen opening to a dining room, utility room, study/bedroom four, bedroom three and family bathroom with separate wc. On the first floor there are two spacious bedrooms both benefiting from en-suite facilities. The property also benefits from gas central heating to radiators, upvc double glazed windows, solar panels and woodburning stoves in the lounge and kitchen. Outside there is a gravelled driveway providing ample off-road parking leading to an oversized garage and to the rear an established generous size plot backing onto open fields with brick-built home office/storage and further brick-built wood

Superbly presented individual 3/4-bedroom detached chalet | Views over open fields | Gas central heating | Solar panels | Woodburning stoves | Brick built home office/storage

Winkworth Bourne | 01778392807 |  
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**Winkworth**

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See things differently.



**Bedroom Four/Study** - 13'5" x 8'4" (4.1m x 2.54m) With upvc double glazed windows to the rear garden, radiator and power points.

**Bedroom Three** - 13'6" x 13'5" (4.11m x 4.1m) With upvc double glazed windows to the rear and side, radiator, power points and coved ceiling.

**Family Bathroom** - Modern fitted suite comprising, P-shaped bath with wall mounted shower and glass screen, wash hand basin, fitted cupboard, tiled walls, tiled flooring and frosted window.

**Separate WC** - With low level wc, wash hand basin, tiled walls and flooring and frosted window.

#### First Floor Landing

**Bedroom One** - 16'7" x 10'9" (5.05m x 3.28m) With upvc double glazed window to the side, built in wardrobes, radiator, power points and door leading to.

**En-Suite Shower Room** - With corner shower cubicle, low level wc, wash hand basin and heated towel rail.

**Bedroom Two** - 17'1" (5.2) x 12'4" (3.76) (narrowing to 10' (3.05)) With upvc double glazed window to the rear, radiator, power points and door to.

**En-Suite** - With corner shower cubicle, low level wc, wash hand basin and heated towel rail.

**Outside** - To the front there is an established stone fronted lawn with gated gravelled driveway providing ample off-road parking leading to.

**Oversized Garage** - 24'5" x 13'2" (7.44m x 4.01m) With up and over door, window and door onto the rear garden and power and light.

**Rear Garden** - With a paved patio leading onto a generous lawned garden with established shrubs and trees providing an excellent degree of privacy and enjoys fantastic views across open fields. There is a brick-built home office/store (15'3" x 8'2") with upvc double glazed sash windows, tiled flooring and power and light. There is also a further brick-built log store (8'0" x 7'8")

#### LOCAL AUTHORITY

South Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

E

#### ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, upvc double glazed window to the side, built in storage cupboard, further built-in airing cupboard housing hot water tank, radiator and door leading to.

**Lounge** - 17'4" x 13'4" (5.28m x 4.06m) With upvc double glazed windows to three sides, feature fireplace with woodburning stove, radiator, power points and coved ceiling.

**Kitchen** - 15'8" x 14'10" (4.78m x 4.52m) With fitted units comprising, ceramic sink with cupboard below, excellent range of wall and base units with oak worktop and upstands, range cooker with extractor canopy above, space for fridge freezer, feature woodburning stove, upvc double glazed window to the front, tiled flooring and open to.

**Dining Room** - 14'3" x 13'5" (4.34m x 4.1m) With tiled flooring, radiator, coved ceiling and upvc double glazed french doors onto the rear garden.

**Utility Room** - 16'8" x 8'3" (5.08m x 2.51m) With range of fitted units, space and plumbing for washing machine, space for tumble dryer, built in storage cupboard, door and window to the front, door to the garage and door to.

