



Total area: approx. 150.3 sq. metres (1617.5 sq. feet)



12 Elsea Drive, Thurlby, Bourne, Lincolnshire, PE10 0HL

£399,950 Freehold

Offered for sale with NO CHAIN this impressive four bedroom detached family home located in the sought after village of Thurlby. The property offers excellent family accommodation benefiting from, lounge with attractive feature fireplace, separate dining room, impressive garden room with pitched roof and Velux windows, modern fitted kitchen/breakfast room and downstairs cloakroom. On the first floor there are four double bedrooms and a modern fitted shower room. Outside there is a generous block paved driveway providing ample off road parking which leads to a single garage and to the rear a mature established garden making this home a must view. Please call 01667 392807 for more information.

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First Floor Landing - With access to the loft and built in airing cupboard.

Bedroom One - 13'5" x 13'2" (4.1m x 4.01m) With upvc double glazed window to the front, over stairs wardrobe/storage, radiator and power points.

Bedroom Two - 12'1" x 10'9" (3.68m x 3.28m) With upvc double glazed window to the front, over stairs wardrobe/storage, radiator and power points.

Bedroom Three - 15'9" x 8'5" (4.8m x 2.57m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 12'2" x 10'8" (3.7m x 3.25m) With upvc double glazed window to the rear, radiator and power points.

Family Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc and wash hand basin set in unit with cupboard below, part tiled walls, tiled flooring, heated towel rail and two frosted windows.

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, under stairs storage cupboard, power points and door leading to:

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

Lounge - 16'5" x 13'5" (5m x 4.1m) With attractive feature fireplace, radiator, upvc double glazed window to the front, power points and sliding doors leading to:

Dining Room - 13'5" x 9'3" (4.1m x 2.82m) With radiator, power points, door leading to the hall and sliding doors leading to:

Garden Room - 11'11" x 11'5" (3.63m x 3.48m) With pitched roof with Velux windows, wall mounted electric heater, upvc double glazed windows and french doors onto the rear garden.

Kitchen/Breakfast Room - 14'9" (4.5) x 9'7" (2.92) (narrowing to 6'1" (1.85)) With modern fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units, built in double oven, gas hob with extractor above, space and plumbing for washing machine, space for fridge freezer, tiled flooring, upvc double glazed window to the rear and door to the side.



Outside - To the front there is a generous block paved driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door, power and light. The rear garden is an established East facing garden with paved patio leading to a lawned garden with a wide variety of shrubs and trees.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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