

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Swallow Hill House, Bourne
 Main House gross internal area = 3,280 sq ft / 305 sq m
 Double Garage gross internal area = 353 sq ft / 33 sq m
 Summer House & Hobby Room gross internal area = 164 sq ft / 15 sq m
 Bunker gross internal area = 42 sq ft / 4 sq m



Swallow Hill House, 41 Swallow Hill, Thurlby, Bourne, Lincolnshire, PE10 0JD

£975,000 Freehold

Winkworth are delighted to offer for sale this impressive five-bedroom detached 1930s house that has been lovingly improved and extended. Featuring three reception rooms, master bedroom with dressing room & en suite, four further well-proportioned bedrooms, a double garage, and off-street parking, this home offers both space and convenience. Step outside to enjoy the south-facing private grounds spanning just over an acre, complete with a tennis court and scenic views across open fields. Situated on one of Thurlby's most sought after roads within the catchment area for Bourne Grammar School and Bourne Academy, this property is the perfect blend of comfort, style, and practicality. Please call 01778 392807 to arrange your viewing today!

Winkworth Bourne | 01778392807 |
 bourne@winkworth.co.uk
winkworth.co.uk/bourne

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See things differently.



Utility Room - 11'1" x 7'8" (3.38m x 2.34m) With single drainer sink, range of wall and base units, space and plumbing for washing machine and tumble dryer, built in storage cupboard, wall mounted boiler, space for fridge/freezer and door to the side.

Garden Room/Dining room - 23'6" x 15'1" (7.16m x 4.6m) A bright and spacious room with windows and french doors leading onto the garden, tiled flooring with under floor heating and open to the kitchen.

Inner Hall - With window overlooking the front, laminate flooring and door leading to.

Study - 10'6" x 5'9" (3.2m x 1.75m) With upvc double glazed window, fitted desk with cupboard below and shelving, radiator, coved ceiling and power points.

Cloakroom - With low level wc, wash hand basin, radiator, part tiled walls and frosted window.

Firs Floor Landing - a spacious landing with space for a study area and doors leading to all principle bedrooms, feature window to the front, access to the loft and door leading to:

Master Bedroom - 21'2" x 8'10" (6.45m x 2.7m) With two upvc double glazed windows to the rear, radiator, coved ceiling, power points and door leading to:

Walk In Wardrobe - With hanging space.

En-Suite Shower Room - Modern fitted suite comprising, panelled bath, separate walk in shower, his and hers sink, low level wc, tiled walls, tiled flooring, heated towel rail, under floor heating.

Bedroom Two - 21'1" x 14'4" (6.43m x 4.37m) With two upvc double glazed windows to the front and further window to the side, coved ceiling, radiator and power points.

Bathroom - With fitted suite comprising, with panelled bath with shower attachment, separate shower, low level WC, wash hand basin, part tiled walls, tiled flooring, heated towel rail and frosted window.

Bedroom Three - 21' x 10'7" (6.4m x 3.23m) With upvc double glazed window to the side, fitted wardrobes, radiator, power points and coved ceiling.

Bedroom Four - 13'11" x 12' (4.24m x 3.66m) With upvc double glazed window to the rear, radiator, coved ceiling and power points.

Bedroom Five - 12'10" x 11'2" (3.9m x 3.4m) With upvc double glazed window to the rear, radiator, coved ceiling and power points.

Shower Room - Modern fitted suite comprising, walk in shower cubicle, wash hand basin, tiled flooring, tiled walls, heated towel rail, under floor heating and upvc double glazed window.

Seperate WC - With low level wc, tiled flooring, tiled walls, under floor heating and upvc double glazed window.

Outside - To the front there is a paved driveway providing ample off road parking leading to a DOUBLE GARAGE (21'1" x 14'4") with up and over doors, power and light.

The gardens are a delight and extend to about 1.1 acres. With sweeping lawns that lead past mature trees to the tennis court and orchard at the southern end of the garden, a woodland spinney and kitchen gardens adjoin the house to east and west. Perfectly oriented for tracking sunshine, with a high degree of privacy, the gardens incorporate a summer house/workroom, with electricity, as well as a WWII air raid shelter, beneath a large rockery bed.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

ACCOMMODATION

Entrance Porch - With tiled flooring with under floor heating and double opening doors to:

Entrance Hall - With oak and glass stairs case to the first flooring, oak flooring, storage cupboard, radiator, coved ceiling and door leading to:

Drawing Room - 21'1" x 18'1" (6.43m x 5.5m) With attractive feature fireplace with real open fire, two sets of french doors leading to the garden, coved ceiling, power points and radiators.

Sitting Room/Music Room - 17'10" x 12'3" (5.44m x 3.73m) With upvc double glazed windows overlooking the rear, radiator, power points and coved ceiling.

Kitchen/Breakfast Room - 19'6" (5.94) x 19'1" (5.82) (narrowing to 8'2" (2.5)) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units with quartz worktop and fitted breakfast bar. Built in double oven, built in microwave, induction hob with extractor above, integrated fridge freezer, integrated dishwasher, part tiled walls, laminate flooring, upvc double glazed window to the front and door leading to:

