

Swift Way, 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+) A		
(81-91) B		
(69-80) C	69	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



AGENTS NOTE: For illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



1 Swift Way, Thurlby, Bourne, Lincolnshire, PE10 0QA

£525,000 Freehold

We are delighted to offer for sale this impressive five bedroom detached family home that has been much improved and extended located just off one of Thirlby's most sought after roads. The property offers excellent family accommodation benefiting from, entrance hall, lounge, dining room and study, kitchen opening to a family room and downstairs cloakroom. On the first the master bedroom benefits from a full en-suite, there are four further bedrooms and a family bathroom. Outside there is a double garage with driveway providing off road parking and to the rear a generous lawned wrap around garden with quality workshop to the side. Please call 01778 392807 for more information.

Five Bedroom Detached House | Double Garage | Popular Village Location | No Ongoing Chain | EPC Rating C | Council Tax Band F

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ACCOMMODATION

Entrance Hall - Accessed via composite door, with doors to downstairs cloakroom, kitchen family dining room, sitting room, living room, study and under stairs cupboard. With re engineered solid oak flooring, radiator and stairs to first floor landing.

Downstairs Cloakroom - With tiled floor, low level wc, heated towel rail, pedestal hand basin, tiled splash backs, UPVC double glaze window to rear elevation and loft access.

Kitchen Family Dining Room - KITCHEN AREA 16'8" x 9'11"

With tiled floor, peninsular island unit, comprehensive range of base and wall mounted units with complimentary work surfaces over, free standing range style cooker with gas hob and extraction unit over, stainless steel sink with mixer tap over, tiled splash backs, UPVC double glazed window to rear elevation, integrated Indesit dishwasher, storage units, square arch opening to family dining room.

FAMILY DINING AREA 16'8" x 10'

With UPVC double glazed French doors with side glazed panels to rear garden, UPVC double glazed French doors to side elevation, wood burning stove, tiled floor, radiator and recessed ceiling spotlights.

Utility Room - With tiled floor, UPVC double glazed door to side elevation, space and plumbing for washing machine, stainless steel sink with mixer tap over, base and wall mounted units with work surface over, tiled splash backs, radiator and gas central heating boiler.

Dining Room - 13'6" x 9'8" (4.11m x 2.95m) Accessed via French doors from the hall, with wall panelling, UPVC double glazed window to rear elevation and radiator.



Lounge - 17'10" x 14'9" (5.44m x 4.5m) With UPVC double glazed French doors with side panels to rear garden, UPVC double glazed window to rear elevation, feature fire place with surround and two radiators.

Study - 11' x 8'9" (3.35m x 2.67m) With UPVC double glazed bay window to front aspect, radiator, re engineered solid oak flooring and dado rail.

First Floor Landing - With arched UPVC double glazed window to front aspect, access to family bathroom, five bedrooms and airing cupboard. With radiator and loft access.

Master Bedroom - 14'6" (4.43) x 16'3" (4.95) max x 9'6" (2.89) min With door to en suite bathroom, dual UPVC double glazed windows to rear elevation, two fitted double wardrobes, radiator and loft access.

En Suite - 8' x 5'9" (2.44m x 1.75m) With fitted four piece suite comprising enclosed shower cubicle with rainfall shower, low level w/c, pedestal hand basin, panelled bath, fully tiled walls, heated towel rail and UPVC obscured double glazed window to front aspect.

Bedroom Two - 14'8" x 10'6" (4.47m x 3.2m) With dual UPVC double glazed windows to rear elevation, fitted wardrobes and units surrounding the double bed and radiator.

Bedroom Three - 11'5" x 10'5" (3.48m x 3.18m) With dual UPVC double glazed window to rear elevation, three integrated double wardrobes and radiator.

Bedroom Four - 11'3" x 10' (3.43m x 3.05m) With arched UPVC double glazed window to front elevation and radiator.

Bedroom Five - 10'6" x 8'8" (3.2m x 2.64m) With UPVC double glazed window to rear elevation and radiator.

Family Bathroom - 8'7" x 6'6" (2.62m x 1.98m) With large walk in shower enclosure with rainfall shower and separate shower hose, tiled floor, part tiled walls, low level wc, pedestal hand basin with drawer units, heated towel rail, recessed ceiling spotlights and UPVC obscured double glazed window to front elevation.

Double Garage - With two up & over doors, power and light connected.

Outside - The front of the property offers off road parking for numerous vehicles with the driveway leading to the double garage. There's areas laid to lawn and gravel, plus side gate access. The large rear garden is mainly laid to lawn with mature tree and shrub borders, fully enclosed by timber fencing, offers a good degree of privacy, large patio and to the side a quality workshop.

TENURE

Freehold

COUNCIL TAX BAND

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