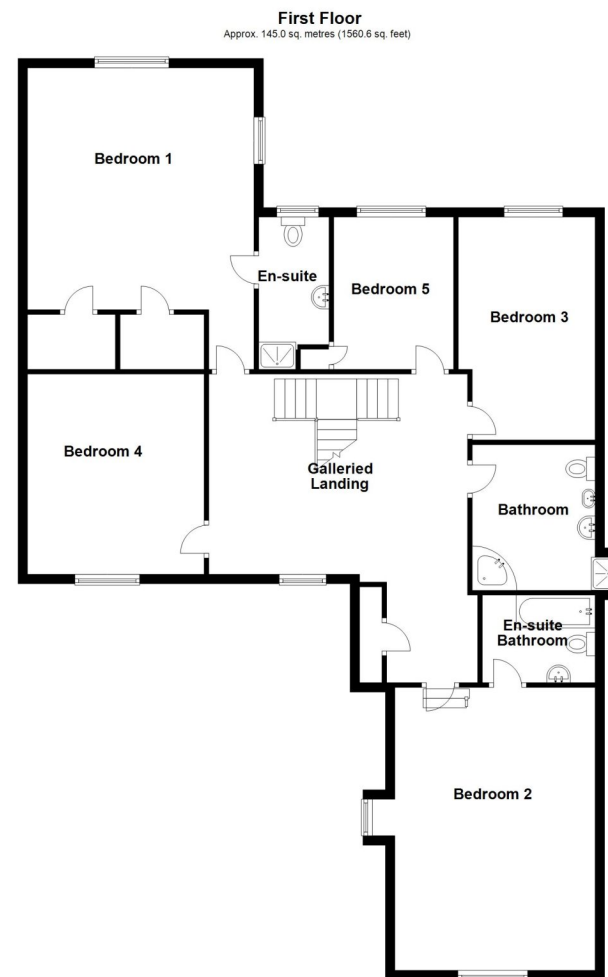
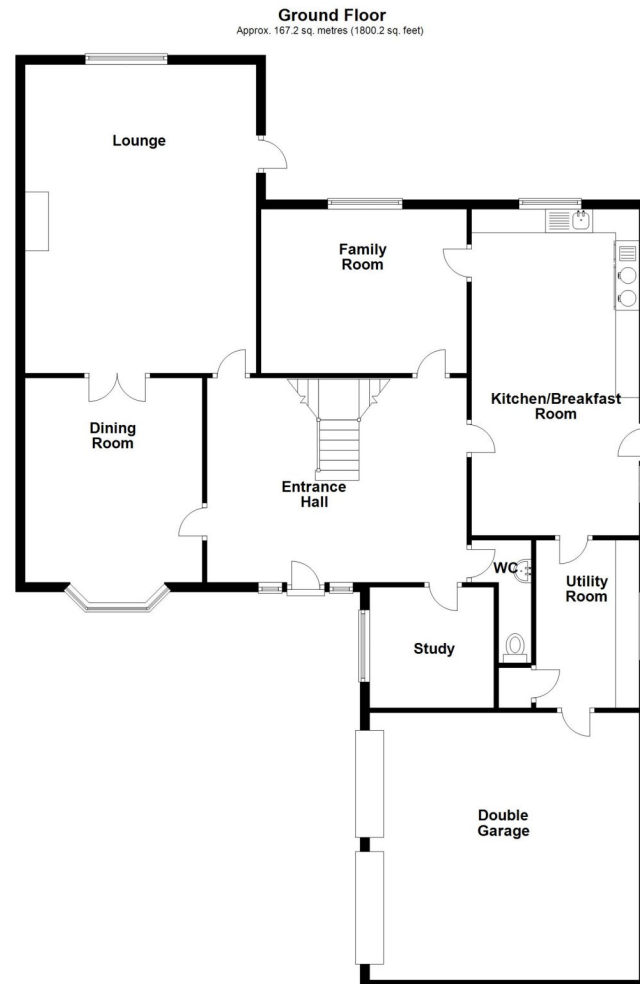


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 312.2 sq. metres (3360.8 sq. feet)



34 Swallow Hill, Thurlby, Bourne, Lincolnshire, PE10 0JB

£685,000 Freehold

We are delighted to offer for sale this impressive five bedroom detached family home located on this highly sought after road within the village of Thurlby. The property offers fantastic accommodation benefiting from large entrance hall with double opening staircase, lounge, dining room, family room and study, kitchen/breakfast room with utility room off and downstairs cloakroom. On the first floor there is an impressive galleried landing, the master bedroom and guest room both with en-suite facilities, three further bedrooms and family bathroom. Outside there is a double garage with plenty of parking on the driveway and to the rear an established lawned garden with views over open fields. Please call 01778 392807 for more information.

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ACCOMMODATION

Entrance Hall - With laminate flooring, double opening stairs case leading to the first floor, radiator, dado rail and door leading to:

Downstairs Cloakroom - With low level wc and wash hand basin.

Lounge - 21'4" x 16'1" (6.5m x 4.9m) With feature fireplace with gas fire, double glazed window and door to the rear, radiator, power points and coved ceiling.

Dining Room - 14'4" x 12'6" (4.37m x 3.8m) With double glazed bay window to the front, radiator, coved ceiling, power points and double opening doors to the lounge.

Family Room - 14'4" x 11'5" (4.37m x 3.48m) With double glazed window to the rear, coved ceiling radiator, power points and door to the kitchen.

Study - 8'4" x 8'1" (2.54m x 2.46m) With double glazed window to the front, radiator and power points.

Kitchen/Breakfast Room - 22'5" x 11'5" (6.83m x 3.48m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, rangemaster cooker, space for fridge freezer, double glazed window and door to the side and rear, radiator, power points and door leading to:

Utility Room - 11'9" x 7'5" (3.58m x 2.26m) With sink with cupboard below, fitted worktop, space and plumbing for washing machine, tumbler dryer and dishwasher, double glazed window to the side and personal door to the garage.

First Floor Galleried Landing - With access to the loft, double glazed window to the front, built in storage cupboard and door leading to:

Master Bedroom - 16'9" x 16'1" (5.1m x 4.9m) With two built in walk in wardrobes, double glazed windows to the rear, radiator, power points and door leading to:

En-Suite Shower Room - With tiled shower cubicle, low level wc, wash hand basin, part tiled walls, frosted window and radiator.

Guest Bedroom - 19'5" x 14'5" (5.92m x 4.4m) With double glazed windows to the front, radiator, power points and door leading to:

En-Suite Bathroom - With fitted suite comprising, panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bedroom Three - 16'2" x 9'7" (4.93m x 2.92m) With double glazed window to the rear, laminate flooring, radiator and power points.

Bedroom Four - 14'5" x 12'7" (4.4m x 3.84m) With laminate flooring, radiator, power points and double glazed window to the front.

Bedroom Five - 11'7" x 8'5" (3.53m x 2.57m) With double glazed window to the rear, built in storage cupboard, radiator, laminate flooring and power points.

Family Bathroom - With panelled corner bath, separate shower cubicle, low level wc, wash hand basin bidet, part tiled walls, radiator and frosted window.

Outside - To the front there is a generous driveway providing ample off road parking leading to a DOUBLE GARAGE (19'7" x 19'6") with two up and over doors, power and light. The rear garden has a paved patio leading onto an established lawned garden with mature shrubs with stunning views across open fields.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

F