

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	
	69	76



73 Northorpe, Thurlby, Bourne, Lincolnshire, PE10 0HH

£425,000 Freehold

This spacious 4-bedroom detached home boasts a generous, established garden, offering plenty of outdoor space to enjoy. The property is approached via an in-and-out gravelled driveway, providing ample parking for multiple vehicles. Inside, the home features a welcoming entrance hall, a large kitchen/breakfast room perfect for family meals or entertaining, a 25ft living, dining room and separate family room/study. There's also a convenient downstairs shower room for added practicality. Upstairs, the four bedrooms are all well-sized, offering flexibility for families or guests. The house is filled with natural light and offers plenty of space throughout, making it an ideal family home. Please call 01778 392807 for more information.

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See things differently.



Utility Room - 17'5" x 5'9" (5.3m x 1.75m) With range of fitted cupboards, space and plumbing for washing machine and tumble dryer, tiled flooring, doors to the front and rear and door leading to:

Cloakroom - With low level wc and frosted window.

Firs Floor Landing - Access to the loft and built in airing cupboard.



Bedroom One - 14'10" x 13' (4.52m x 3.96m) With upvc double glazed window to the front, built in wardrobes, radiator and power points.

Bedroom Two - 13'8" x 13'1" (4.17m x 4m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 11'6" x 10' (3.5m x 3.05m) With upvc double glazed window to the rear, radiator and power points.

Bedroom Four - 12'2" x 8'8" (3.7m x 2.64m) With upvc double glazed window to the rear, built in wardrobes, radiator and power points.



ACCOMMODATION

Entrance Hall - With laminate flooring, stairs leading to the first floor, radiator, power points, coved ceiling and door leading to:

Shower Room - With corner shower cubicle, low level wc, wash hand basin, tiled wall, tiled flooring, heated towel rail and extractor fan.

Lounge - 25'5" x 12'11" (7.75m x 3.94m) With attractive feature fireplace with multi fuel burning stove, upvc double glazed window to the front, radiator, power points, coved ceiling and doors leading to:

Dining Room - 16'11" x 8'11" (5.16m x 2.72m) With sliding doors onto the rear garden, radiator, power points and coved ceiling.

Study/Family Room - 12'2" x 7'10" (3.7m x 2.4m) With upvc double glazed window to the front and side, radiator, power points and coved ceiling.

Kitchen/Breakfast Room - 18'10" x 14'8" (5.74m x 4.47m) With modern fitted units comprising, ceramic sink with cupboard below, excellent range of wall and base units incorporating centre island with breakfast bar, solid oak worktops, space for range cooker, space for fridge freezer, integrated dishwasher, tiled walls, radiator, upvc double glazed window to the rear and door leading to:

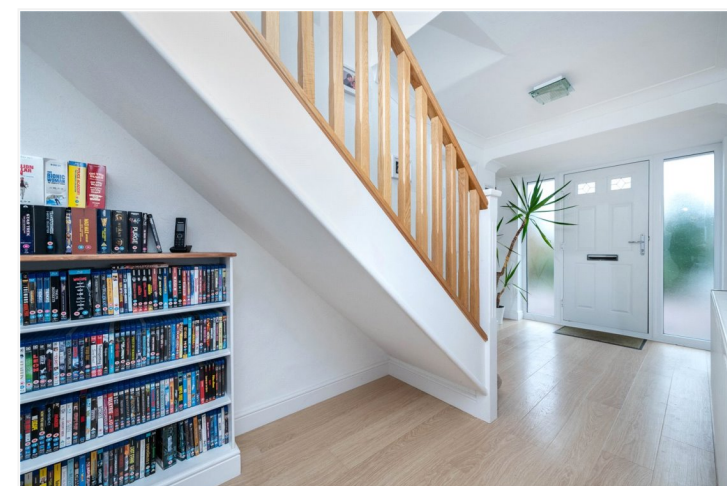


Bathroom - Modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, heated towel rail, tiled walls and frosted window.

Outside - To the front there is a generous in and out gravelled driveway providing plenty of off road parking and access to the garage. The rear garden is a good size established plot being lawned with a wide variety of plants, shrubs and trees. There is side access and personal door leading to the office.

Office - 8'11" x 8'2" (2.72m x 2.5m) With power and light.

Garage - 25' x 8'2" (7.62m x 2.5m) Up and over door, power and light.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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