

## Northorpe, Thurlby, Bourne

Approximate gross internal area:

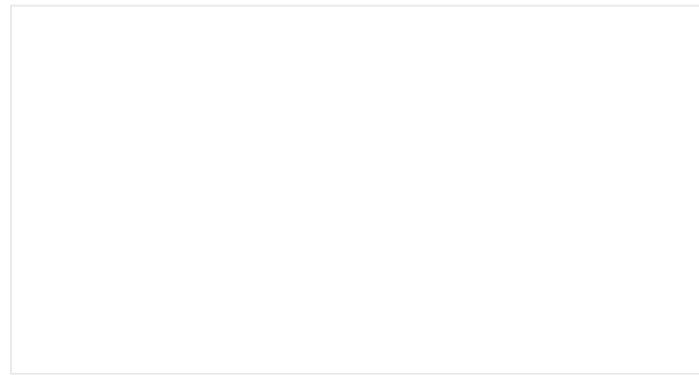
Main house      Insert measurements

Insert area      Insert measurements

Insert area      Insert measurements

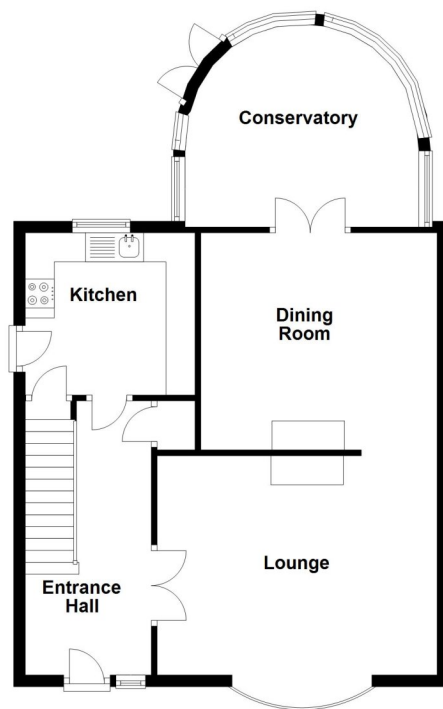
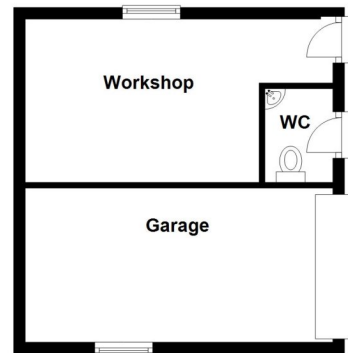
**Total**                      **Insert total**

*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.*



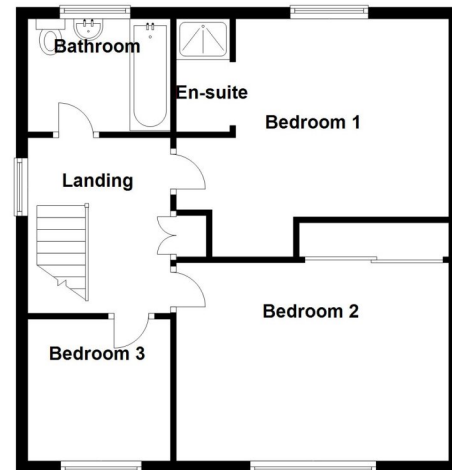
### Ground Floor

Approx. 89.7 sq. metres (965.4 sq. feet)



### First Floor

Approx. 55.3 sq. metres (595.6 sq. feet)



Total area: approx. 145.0 sq. metres (1561.0 sq. feet)



## 51 Northorpe, Thurlby, Bourne, Lincolnshire, PE10

£399,950 Freehold

Winkworth are delighted to offer for sale this individual three bedroom detached home set on a fantastic plot with space and potential to extend further (stpp) Located in a none estate position in the highly sought after village of Thurlby the property benefits from a lounge with multi fuel burning stove, there is a separate dining room with french doors leading to the conservatory and kitchen overlooking the rear garden. Upstairs the master bedroom benefits from an en-suite shower area plus two further generous bedrooms and a family bathroom. Outside there is a large driveway with gates leading to further parking with a detached garage and attached workshop. The rear garden is an established lawned garden with mature tree and shrub borders with stunning views across open fields. Please call 01778 392807 for more information.

Individual Three Bedroom Detached | Fantastic Plot With Views Over Open Fields |  
None Estate Location | Detached Garage & Workshop | Potential To Extend (STPP) | EPC  
Rating TBC | Council Tax Band D

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**Kitchen** - 9'7" x 9'1" (2.92m x 2.77m) With fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, space for cooker with extractor above, space and plumbing for washing machine, space for fridge, built in larder cupboard, tiled walls, upvc double glazed window to the rear and door to the side.

**First floor Landing** - With built in airing cupboard, access to the loft and door leading to.

**Bedroom One** - 15'3" (max) x 11'3" (4.65m (max) x 3.43m) With upvc double glazed window overlooking the rear, radiator, power points and open to.

**En-Suite** - With shower cubicle and heated towel rail.

**Bedroom Two** - 15'2" x 11'3" (4.62m x 3.43m) With built in wardrobes, laminate flooring, radiator, power points and upvc double glazed window overlooking the front.

**Bedroom Three** - 9'9" x 8'1" (2.97m x 2.46m) With upvc double glazed window overlooking the front, radiator and power points.

**Family Bathroom** - With panelled bath with shower attachment, low level wc, wash hand basin, tiled walls, tiled flooring, radiator and frosted window.

**Outside** - To the front there is a lawned front garden with driveway providing ample off road parking leading to a further gated driveway with access to a SINGLE GARAGE (18'6" x 9'8") with up and over door, power and light and window to the side. Attached is a further workshop measuring (18'6" x 9'8") plus a WC with low level wc and wash hand basin. The rear garden is a fantastic established plot with mature trees and shrubs and stunning views across open fields. To the rear of the garden there is a large wooden outbuilding that could be used for multiple purposes.

## LOCATION

## DESCRIPTION

## ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, tiled flooring, built in storage cupboard, door to the kitchen and double opening doors to.

**Lounge** - 15'10" x 12'5" (4.83m x 3.78m) With feature fireplace with multi fuel burning stove, upvc double glazed window to the front, radiator, power points, tv point and archway leading to.

**Dining Room** - 13'3" x 12'3" (3.96m x 3.73m) With attractive feature fireplace, radiator, power points, serving hatch to the kitchen and french doors leading to.

**Conservatory** - 11'7" x 11'2" (3.53m x 3.4m) Being half brick with tiled flooring, power points and upvc double glazed windows and french doors to the garden.



## LOCAL AUTHORITY

South Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

## SERVICE CHARGE

£0

## GROUND RENT

£0