



**King & Co.**  
ESTATE AGENTS

5 HOLME CLOSE, THORPE ON THE HILL  
LN6 9FB  
£535,000





This spacious and beautifully appointed family home is entered via glaze panelled door opening to;

**ENTRANCE HALL** Boasting balustrade and acorn finial staircase rising to first floor providing under stairs storage cupboard for coats and boots; coving, radiator and carpet.

**SITTING ROOM** 19' 10" x 14' 7" (6.05m x 4.46m)  
Enjoying attractive views to the rear elevation out over the spacious rear garden, ceiling cornice, two ceiling roses, dado rail, two TV aerial points, two radiators, carpet and sliding patio doors allowing access to the adjacent;

**CONSERVATORY** 8' 11" x 11' 5" (2.73m x 3.49m) Being of UPVC construction with brick dwarf wall and pitch roof, ceiling fan, wall hung electric heater, double doors allowing access out to the rear garden and tiled flooring.

**DINING ROOM** 11' 8" x 10' 11" (3.58m x 3.33m) With an Easterly aspect looking out to Holme Close, ceiling cornice, radiator and carpet.

**STUDY** 9' 7" x 8' 5" (2.94m x 2.57m) Ideal for those wishing to work from home, it offers a bay window to front elevation, coving, telephone point, radiator and carpet.

**WC** Accessed off the main hall, it offers low level WC, wall hung wash hand basin with slash back tiling, coving, radiator and carpet.

**BREAKFAST KITCHEN** 23' 2" x 14' 0" (7.07m x 4.28 narrowing to 2.52 m) Being an L-shape design facing out





towards the rear garden and open fields beyond, the kitchen area boasts a comprehensive range of fitted units including; stainless steel sink and drainer unit inset to work surface with a range of units below including integral dishwasher and fridge.

The work surface continues along the neighbouring wall having four ring induction hob inset with extractor unit above and larder style unit abutting to one end housing double stainless Hotpoint oven.

The kitchen further benefits from a range of fitted units both above and below work surface level, appropriate wall tiling, coving, five flush ceiling down lighters and space for breakfast table.

The living area of the kitchen enjoys sliding patio doors allowing access out to the mature rear garden, radiator, coving and tiled flooring.

**UTILITY ROOM** 9' 7" x 5' 9" (2.93m x 1.76m) Having fitted work surface to majority of one wall with stainless steel sink and drainer unit inset having cupboard and space below for both automatic washing machine and tumble dryer.

Also with, door to side elevation, door to integral double garage, coving, radiator and tiled flooring.

**FIRST FLOOR LANDING** Being spacious, it offers access to loft space with pull down ladder, fitted airing cupboard housing hot water cylinder, two flush ceiling down lighters, coving, radiator and carpet.



**BEDROOM 1** 16' 9" x 13' 1" (5.11m x 3.99m) Currently being used as the main bedroom by the current owners to take advantage of the wonderful open field views on offer; fitted triple wardrobe to one wall, further fitted double wardrobe, coving, radiator, TV aerial point, carpet and door to; **EN SUITE** 9' 1" x 6' 11" (2.78m x 2.13m) Having been modernised in recent years to offer a spacious and contemporary fitment including;

Walk in shower enclosure with chrome mixer shower controls, low level WC, wall wash hand basin with floating cupboards below, coving, two flush ceiling down lighters, ladder style heated towel rail and being tiled to all walls and floor.

**BEDROOM 2** 18' 1" x 14' 7" (5.52m x 4.47m) Double westerly outlook to Holme Close creating a naturally light room, part sloping ceiling, coving, 2 radiators, carpet and door to; **ENSUITE** 10' 4" x 5' 10" (3.16m x 1.79m) Having fully tiled shower enclosure with chrome mixer shower unit, pedestal wash hand basin, low level WC, coving appropriate wall tiling, window to side elevation, radiator and carpet.

**BEDROOM 3** 14' 9" x 9' 2" (4.51m x 2.81m) Enjoying views over the rear garden and beyond, coving, radiator and carpet.

**BEDROOM 4** 16' 8" x 10' 2" (5.10m x 3.11m) Offering





two windows to front elevation, two radiators and carpet.

**BEDROOM 5** 11' 8" x 11' 2" (3.58m x 3.41m) With

window to front elevation, coving, radiator and carpet.

**BATHROOM** Being spacious it offers; panelled bath with shower attachment, pedestal wash hand basin, low level WC, fully tiled shower enclosure with chrome mixer shower unit, coving, appropriate wall tiling, radiator and carpet

**OUTSIDE** Accessed over a private road giving access to only eight individual, quality family homes.

Approached over a tarmac driveway providing off street parking whilst also allowing access to the;

**DOUBLE GARAGE** 18' 3" x 17' 11" (5.58m x 5.47m)

having two electric up and over doors, floor mounted oil fired boiler, power and lighting.

**OUTSIDE** The front garden is enclosed by a curved wall with mature borders abutting interspersed with laid to lawn areas and a paved pathway leading up to the front entrance having storm porch over.

A further pathway extends down one side of the property which, via wrought iron gate, allows access to the generous rear garden. Being predominantly laid to lawn with a rockery style raised bed area including slate running water feature close to a patio standing adjacent to the conservatory.

Along with its proportions, the garden boasts a wonderful open backdrop which in the agents opinion must be seen to be truly appreciated.

**SERVICES** Mains electricity, water and drainage are connected to the property. Central heating is provided to a radiator system from Oil. The property is double glazed throughout. None of the service installations within the property have been tested.

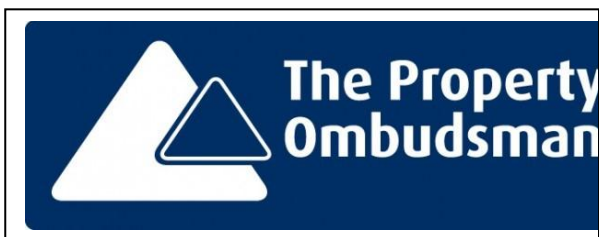
**TENURE** We understand that the property is freehold. Vacant possession will be given upon completion.

**VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255

**ANTI MONEY LAUNDERING**

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
		<b>67</b>