

EST 1770



# Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



69a Northorpe Lane, Bourne, Lincolnshire. PE10 0HG

**£675,000 Freehold**

- Individual Detached House
- Five Reception Rooms
- Five Double Bedrooms
- Double Garage
- Large Rear Garden

Situated in the popular village of Thurlby this property is located just three miles North of Bourne and all the local amenities. Thurlby itself benefits from regular bus links to Bourne, Peterborough and Stamford. There is a local village store, post office, primary school and a popular village pub. Senior school children are in the catchment for Bourne Grammar and also Bourne academy and both senior schools provide school buses.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



**Accommodation**

Part glazed front door to Entrance Porch: Second part glazed timber door opening to large Entrance Hallway: Radiator, under stairs storage cupboard, stairs to first floor landing, wall light point.

**Lounge**

13' 10" x 19' 9" (4.22m x 6.02m)

Two wall light points, box bay window to front, two radiators, TV point, telephone point, open fire with log burning stove, archway through to Dining Room.

**Dining Room**

11' 6" x 11' 10" (3.51m x 3.61m)

Laminate flooring, radiator, sliding patio doors to Conservatory.



### **Conservatory**

10' 10" x 10' 11" (3.30m x 3.33m)

Constructed uPVC lower panels and uPVC glazed panels over, polycarbonate sloped roof, French door opening to rear garden.

### **Kitchen**

11' 6" x 12' 1" (3.51m x 3.68m)

Fitted wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring gas hob with extractor fan over, eye level double electric oven, space and plumbing under worktop for dishwasher, fridge and freezer, radiator, wall mounted digital heating control.



### **Utility Room**

5' 3" x 8' 3" (1.60m x 2.51m)

Fitted wall mounted and floor standing cupboards, complimentary fitted worktops, inset stainless steel sink and drainer with mixer tap, space and plumbing under worktop for automatic washing machine and tumble dryer, radiator, part glazed uPVC door to rear.



### **Study**

7' 5" x 11' 7" (2.26m x 3.53m)

Radiator.

### **Cloakroom**

Low level WC with concealed flush, wall mounted wash hand basin, splash back tiling, radiator, extractor fan.



### **Family Room**

11' 6" x 10' 9" (3.51m x 3.28m)

Radiator, window to rear.

### **Galleried Landing**

Two radiators, access to roof storage space, airing cupboard housing hot water tank and shelving.



### **Bedroom 1**

11' 9" x 11' 6" (3.58m x 3.51m)

Radiator, window to rear.





### **Ensuite Shower**

Shower cubicle with glass door, low level WC with concealed flush, wash hand basin with vanity unit, complimentary splash back tiling, laminate flooring, radiator, electric shaver point.

### **Bedroom 2**

9' 0" x 8' 3" (2.74m x 2.51m)

Radiator, window to rear.

### **Bedroom 3**

10' 10" x 11' 7" (3.30m x 3.53m)

Laminate flooring, built in wardrobe, TV point, radiator, window to rear.

### **Bedroom 4**

11' 2" x 11' 9" (3.40m x 3.58m)

Built in wardrobe, TV point, radiator, window to front.



### **Master Bedroom**

14' 4" x 14' 1" (4.37m x 4.29m)

Three wall light points, built in wardrobe, radiator, window to front.



### **Second Ensuite**

Shower cubicle with glass door, low level WC with concealed flush, wash hand basin with vanity cupboard under, splash back tiling, vinyl flooring, electric shaver point, radiator.

### **Family Bathroom**

Panelled bath with mixer shower attachment and folding glass screen, low level WC with concealed flush, wash hand basin with vanity unit, tiled walls, laminate flooring, radiator.





## Garden

The front garden benefits from a large in and out block paved driveway which provides off road parking for several cars and leads to a double garage with twin up and over doors. The remainder of the front garden is laid to a large lawn which continues to the side of the property. To the opposite side there is a timber gate which gains access to the stunning rear garden. The rear garden which faces West and has lovely views in the distance over open fields and countryside offers a good amount of privacy and is very much larger than an average size garden. It has a large, paved patio seating area with the remainder mostly laid to a large lawn with attractive plant and shrub borders. Included in the sale is a timber child's playhouse and a garden shed.













**TENURE** Freehold

**SERVICES** Electric, Gas, Water

**COUNCIL TAX BAND**

**LOCAL AUTHORITIES**

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

**Ref: S-3742451**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**ADDRESS**

R. Longstaff & Co LLP.

23 North Street

Bourne

Lincolnshire

PE10 9AE

**CONTACT**

T: 01778 420406

E: [boume@longstaff.com](mailto:boume@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		