



2 Swallow Hill, THURLBY, BOURNE, Lincolnshire PE10 0JB

£550,000



OFFERS ARE INVITED IN EXCESS OF £575,000 FOR THIS CHARACTER FIVE BEDROOM FAMILY HOME ON ONE OF THURLBY'S MOST SOUGHT AFTER LOCATIONS WITH ANNEX POTENTIAL "Situated on 1/3 of an acre (approx.) this well maintained character property has been modernised to a high standard whilst retaining a wealth of original features. Benefits from kitchen/diner, lounge, family room, study, utility room, downstairs cloakroom, five bedrooms and family bathroom. Outside the front provides off street parking for several vehicles leading to a double garage and a generous rear garden with field views. EPC Rating D."

ENTRANCE HALLWAY

Minton tiled flooring, under stairs storage cupboard, stairs to first floor landing, radiator.

FAMILY ROOM

15' 9" x 13' 11" (4.80m x 4.24m) (approx.) Log burner with feature surround, TV point, sealed unit double glazed bay window to front aspect, two radiators.

LOUNGE

16' x 13' (4.88m x 3.96m) (approx.) Sealed unit double glazed bay window to front aspect, coal effect gas fire with surround, wooden flooring, TV point, radiator.

STUDY

13' x 12' (3.96m x 3.66m) (approx.) Door to garden, radiator, wooden floor.

KITCHEN/DINER

18' 9" x 11' 4" (5.72m x 3.45m) (approx.) Fitted with a range of base, drawer and wall mounted units, 1 1/2 sink with mixer tap, solid wood worktop, integral dishwasher, range cooker, window to rear aspect, tiled floor, radiator.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising wash hand basin, low level WC, tiled splash backs, radiator.

REAR HALLWAY

Door to garden, UPVC double glazed French doors.

BEDROOM FIVE (ANNEX POTENTIAL)

9' 9" x 6' 10" (2.97m x 2.08m) (approx.) Sealed unit double glazed window to side aspect, radiator.

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

12' 9" x 13' 7" (3.89m x 4.14m) (approx.) Sealed unit double glazed window to front aspect, double radiator, feature fireplace.

BEDROOM TWO

12' 9" x 13' 3" (3.89m x 4.04m) (approx.) Sealed unit double glazed window to front aspect, double radiator, feature fireplace.

BEDROOM THREE

12' 9" x 11' 9" (3.89m x 3.58m) (approx.) Sealed unit double glazed window to rear aspect, radiator, exposed floorboards.

BEDROOM FOUR

12' 6" x 11' 9" (3.81m x 3.58m) (approx.) Sealed unit double glazed window to rear aspect, radiator, feature fireplace.

FAMILY BATHROOM

Fitted with a four piece suite comprising free standing bath, shower cubicle, wash hand basin, low level WC, tiled floor, extensive tiling, sealed unit double glazed window to rear aspect.

OUTSIDE

The front is enclosed by hedging and mature trees. There is a good size gravelled driveway leading to the front and side for several vehicles leading to a detached double garage.

There is gated access to the side and rear gardens.

The side garden is of a good size and mainly laid to lawn and bordered by hedging and fruit trees, access to rear garden.

The rear garden is low maintenance with a good size patio and gravelled area with field views to the rear, brick built shed.

DOUBLE GARAGE

With two up and over doors, power and light connected.

AGENT NOTE

The vendor believes (subject to the necessary planning permission being sought there is potential to build).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	55	56
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	