



4 Northorpe, Thurlby, Bourne, Lincolnshire PE10 0HJ

£350,000



Ground Floor

1st Floor

AGENTS NOTE: For illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



*** DETACHED HOME WITH ANNEX *** "Offers are invited in excess of £350,000 for this property located on an attractive plot, including three bedrooms and benefitting from a one bedroom annex on the first floor with its own entrance. The property has UPVC double glazing, full central heating incorporating underfloor heating on the ground floor and a conservatory overlooking the rear garden. Viewing recommended. EPC Energy Rating - D"

Entrance door to:

ENTRANCE HALL

UPVC double glazed window to side aspect, shoe and coat cupboards.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and low level wc, tiled floor, UPVC double glazed window to front aspect.

LOUNGE

19' 5" max (14'2" min) x 15' 2" (5.92m x 4.62m) (approx) Fitted wood burner with tiled hearth, TV point, UPVC double glazed windows to rear aspect, French doors to:

CONSERVATORY

9' 4" x 8' 1" (2.84m x 2.46m) (approx) UPVC double glazed windows, French doors to rear.

KITCHEN

13' 3" x 12' 3" (4.04m x 3.73m) (approx) Fitted with a range of base, drawer and wall mounted units, fitted worktops, double drainer sink unit with mixer tap over, space and plumbing for dishwasher, tiled floor, gas fired Aga, pantry cupboard, UPVC double glazed window to side aspect. Door to:

REAR LOBBY

Door to side, stairs to first floor annex, door to further conservatory/lean-to (measuring approximately 8'5" x 5'11"), door to garden.

INNER HALLWAY

Built-in airing cupboard, sun tube, doors to bedrooms and bathroom.

BEDROOM 1

13' 1" x 12' max 8'10" min) (3.99m x 3.66m) (approx) Two UPVC double glazed windows to rear aspects, built-in wardrobes.

BEDROOM 2

11' 11" x 11' 5" (3.63m x 3.48m) (approx) Two UPVC double glazed windows to rear aspect, built-in wardrobes.

BEDROOM 3

8' 8" x 7' 6" (2.64m x 2.29m) (approx) UPVC double glazed window to rear aspect.

BATHROOM

9' 2" x 8' 9" (2.79m x 2.67m) (approx) Fitted with a four piece suite comprising corner bath with shower over, wash hand basin with cupboards under, low level wc and bidet, radiator, extensive tiling, shaver point and light, UPVC double glazed window to side aspect.

ANNEX

With its own separate entrance this one bedroom first floor apartment comprises:

LOUNGE

16' 10" x 14' 1" (5.13m x 4.29m) (approx) Electric heater, eaves storage, access to loft space, Juliet balcony.

KITCHENETTE

11' 10" x 4' 10" (3.61m x 1.47m) (approx) Fitted with base and wall mounted units, built-in ceramic hob, built-in electric oven, single drainer sink unit with mixer tap over, tiled splashbacks, skylight.

BEDROOM

10' x 8' 10" (3.05m x 2.69m) (approx) Velux window to rear, electric heater.

BATHROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level wc, eaves storage, skylight, wall heater.

OUTSIDE

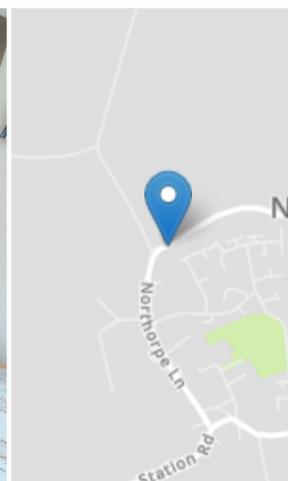
Private driveway with turning area leading to a single garage with up and over door. Variety of flowers and shrubs, further parking space and gated access to the rear garden which has a variety of fruit trees and flowers and shrubs, lawned area, raised flower bed.

LOCATION

Leave the Rosedale office in Bourne and travel south on the A15. Upon entering the village of Northorpe, turn right into Northorpe and continue to the top of the road where the property will be found on the left hand side down a private road.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
		84
		66
England, Wales & N.Ireland		
EU Directive 2002/91/EC		