# Obthorpe, PE10 OER Thurlby Bourne £650,000

## Hurfords



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- Beautifully Presented 4 Bedroom Detached Home
- Front & Rear Garden
- Flexible Living Accommodation
- Large Single Garage
- Stunning Views Over The Countryside
- Close Commuting Distance to Stamford, Bourne & Deeping

## Broadacres, Obthorpe Thurlby Bourne PE10 oER

Positioned in the heart of Obthorpe, close to the popular village of Thurlby is this beautifully presented 4 bedroom detached home sat on a fabulous plot boasting panoramic views of the open countryside boasting a beautifully presented garden to both the front and rear of the home. There are two entrances to the home - for families there is access directly in to a boot room to the side of the home and for guests you enter though a generous entrance hall with access to a downstairs W/C to the right. (A mains water softener can be found under the stairs). To the left you enter a large lounge to the front with a bay window bringing in bags of light to the room also featuring a stunning wood burning stove for those cooler evenings. To the right of the ground floor are 2 well positioned bedrooms, the larger featuring a full wall of fitted wardrobes and both sharing a family bathroom comprising of a generous Mira walk-in shower, W/C and basin. To the rear of the home is the most fabulous open plan kitchen/dining and family space with views to the countryside to the rear. This accommodation is flexible subject to requirements but currently houses a large central island with quartz worktop to match the kitchen, a fabulous place for entertaining and dining taking in the views to the garden. The kitchen is modern in design boasting a large range Rangemaster cooker, integrated dishwasher & fridge/freezer. From the family room you then have access to the boot room to the side, leading to a large utility room for housing white goods and the boiler also leading to the single garage benefitting from an electric roller shutter door.

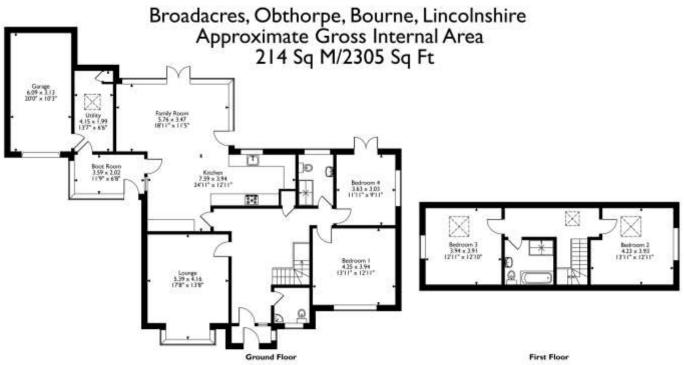




Moving to the first floor there are 2 further double bedrooms with views to the rear and the side of the home both benefitting from a Daikin air conditioning system to keep them cool in the summer months and warm in the winter months, sharing the additional family bathroom comprising of a bath as well as a walkin shower, pedestal basin & W/C.

To the rear of the home is a large paved area ideal for Alfresco dining and drinking taking in the views to the rear as well as a large lawn for families, a generous summer house and fish pond. To the front of the home is an in & out gravelled driveway providing plenty of off road parking for vehicles with a well-kept lawn. Viewing this home is essential to take in the amount of space on offer in this idyllic location!

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Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





### Rooms/Measurements

Lounge 17'8" x 13'8" Kitchen 24'11" x 12'11" Family Room 18'11" x 11'5" Boot Room 11'9" x 6'8" Utility 13'7" x 6'6" Garage 20'0" x 10'3" Bedroom One 13'11" x 12'11" Bedroom Four 11'11" x 9'11" Bedroom Three 12'11" x 12'10" Bedroom Two 13'11" x 12'11"

#### **TENURE: FREEHOLD**





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