



Owl Corner, Leicester Road, Thornhaugh, Stamford, PE8 6NL



NEWTON FALLOWELL

5 4 5

Key Features

- Extended four/five bedroom detached
- Large living room featuring a wood burner
- Kitchen with an array of units
- Three reception rooms
- Self contained one bedroom annex
- Four piece family bathroom
- Double garage and driveway offering off road parking
- Wrap around landscaped gardens with Stable
- EPC Rating E
- Freehold

£695,000





Substantial extended four bedroom detached family home with EXTENDED ONE BEDROOM ANNEX attached. This stunning home is tucked away in a charming hamlet off Thornhaugh with gorgeous views all around and amazing countryside walks. The property sits on just over 0.5 acre plot with wraparound landscaped gardens and benefits from multiple reception rooms, two conservatories, four bathrooms, five double bedrooms, oversized garage and ample off road parking.

The property is arranged over two floors, entering via the porch which internally leads into the spacious entrance hall with feature brick wall and access to the boiler room and downstairs cloakroom. The entrance hall also offers great flow downstairs with access into the living room, dining room and the study. The large living room is flooded with natural light and features a wood burner in the centre. The dining room is located just off the kitchen and opens into the conservatory through bi folding doors. The study offers versatility depending on the buyer's needs. The kitchen features an array of units, a breakfast bar and a separate utility room which has access into the double garage and the extended annex. The annex has its own entrance and entrance hall which connects the double bedroom, modern three piece bathroom and the modern kitchen breakfast room. There is a second conservatory located off the kitchen breakfast room which is currently being used as a living area for the annex. To the first floor, the landing connects four well balanced double bedrooms three of which have their own en suites. The family four piece bathroom works as a Jack and Jill with bedroom one.



Outside to the front is a double gate which opens onto the driveway which offers ample off road parking and access to the oversized garage with electric roller door. The landscaped gardens wrap around the property and feature an array of mature trees, shrubbery, flowers & double stables currently as an office.



Porch 4.14m x 1.22m (13'7" x 4'0")

Entrance hall 4.37m x 2.49m (14'4" x 8'2")

WC 1.37m x 1.27m (4'6" x 4'2")

Living room 6.25m x 4.88m (20'6" x 16'0")

Dining room 3.76m x 2.82m (12'4" x 9'4")

Snug 3.61m x 3.02m (11'10" x 9'11")

Conservatory 4.42m x 4.19m (14'6" x 13'8")

Kitchen 4.52m x 2.54m (14'10" x 8'4")

Utility 2.54m x 2.39m (8'4" x 7'10")

Rear hall 1.40m x 1.04m (4'7" x 3'5")

Landing 8.79m x 2.84m (28'10" x 9'4")

Bedroom one 5.28m x 4.75m (17'4" x 15'7")

Bathroom 4.62m x 2.03m (15'2" x 6'8")

Bedroom two 4.09m x 2.77m (13'5" x 9'1")

Ensuite 1.91m x 1.45m (6'4" x 4'10")

Bedroom three 4.22m x 2.97m (13'10" x 9'8")

Ensuite 1.93m x 1.30m (6'4" x 4'4")

Bedroom four 4.22m x 3.07m (13'10" x 10'1")

Annex 0.00m x 0.00m (0'0" x 0'0")

Entrance hall 5.66m x 1.22m (18'7" x 4'0")

Bedroom 3.38m x 3.15m (11'1" x 10'4")

Bathroom 2.46m x 1.78m (8'1" x 5'10")

Kitchen 3.38m x 2.46m (11'1" x 8'1")

Conservatory 3.94m x 3.15m (12'11" x 10'4")

Double garage 5.26m x 3.91m (17'4" x 12'10")

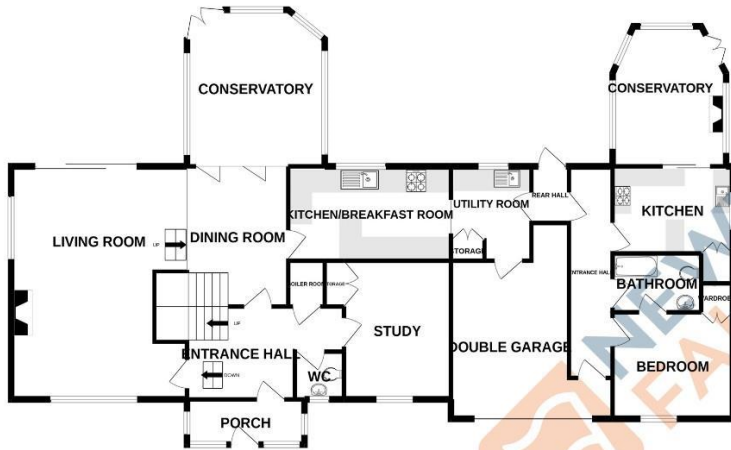
Stable

Timber twin stable/tack room

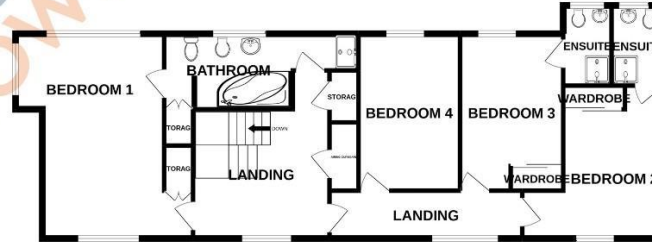




GROUND FLOOR
1704 sq.ft. (158.3 sq.m.) approx.



1ST FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 2726 sq.ft. (253.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.