



13 Meadow Lane
Thornhaugh PE8 6HN
£450,000

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Situated at the end of a quiet lane in the idyllic hamlet of Thornhaugh, this Semi Detached house has been painstakingly extended, remodelled, refitted and greatly improved by the current owners to provide stylish accommodation in a rural location. The property enjoys easy access to the A1 and A47 trunk roads but offers a peaceful and tranquil location amongst attractive stone cottages and quiet country lanes and roads.

Tastefully presented the accommodation comprises; Entrance Hall with a bespoke set of stairs, Study/Fourth Bedroom, an open plan Lounge area with a wood burner fire feature, Dining area with French doors through to the rear Garden and Kitchen area with ample storage units, peninsular breakfast bar and numerous Neff integrated appliances. The good size Utility Room gives access to the side of the property and leads to a ground floor Bathroom.

The Landing leads to three Bedrooms two of which enjoy stunning views over fields and open countryside, there is also a Shower Room.

Outside is ample parking space and gardens to three sides with the rear backing onto open fields.

The property has PVCu double glazing and is heated by an LPG combination boiler linked to contemporary Radiators to all rooms.

Viewing of this stylish and well presented property is strongly urged to appreciate the accommodation being offered along with the amazing location.

The property is being sold with NO ONWARD CHAIN.

Tenure Freehold
Council Tax B
Approx 107 sq m/1151 sq ft (source EPC reg)





Entrance Hall
Bespoke stairs to first floor Landing with storage cupboards below

Study/Bedroom 4
8'5" x 7'5" (2.57m x 2.28m)

L Shape Open Plan Accommodation
26'10" max x 25'2" max (8.20m max x 7.69m max)

Lounge Area
Wood burner fire feature, sliding patio doors to the rear Garden

Dining Area
French doors to the rear Garden



Kitchen Area
Superbly fitted Kitchen incorporating a Peninsula Breakfast Bar and storage cupboards with fitted Induction Hob and Granite worktops, Base kitchen units with Granite worktops, an integrated Neff appliances including dishwasher, chest high electric oven, combination oven, double fridge and a warming drawer.

Utility Room
18'0" x 5'6" max (5.50m x 1.70m max)
Plumbing for washing machine, granite worktops over base storage units, fitted LPB fuelled combination boiler, door to the side Garden.

Bathroom
Three piece suite with P shape bath and shower above

First Floor Landing

Bedroom 1
10'8" min x 12'2" (3.26m min x 3.72m)
Fitted Wardrobes, views over open countryside.

Bedroom 2
10'11" x 9'11" min (3.33m x 3.04m min)
Built in wardrobe, views over open countryside.

Bedroom 3
10'0" x 7'1" (3.05m x 2.18m)
Built in wardrobe.

Shower Room
Three piece suite with double size shower enclosure.

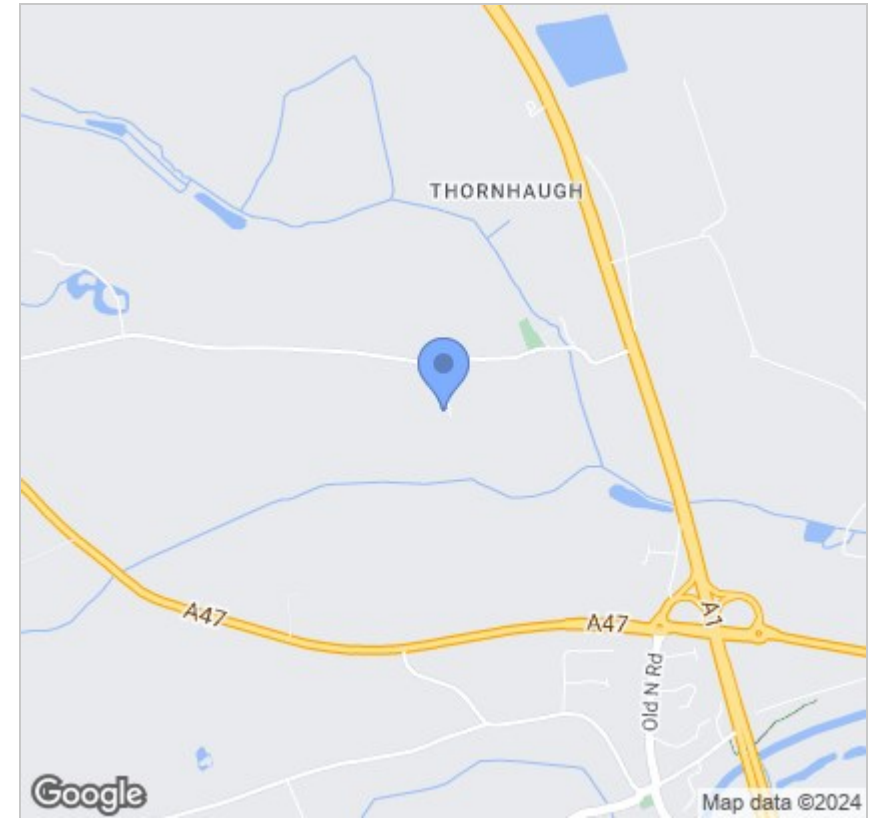
Outside
To the front of the property is a gravel drive giving ample off road parking and shaped lawn. To the side of the property is another gravel area for additional parking if required and work area with a log and storage sheds. The good size rear Garden has a sunny aspect, is laid to lawn and backs onto open fields. There is a good size patio area laid with Indian Limestone Pavia directly outside the Lounge and Dining area doors.



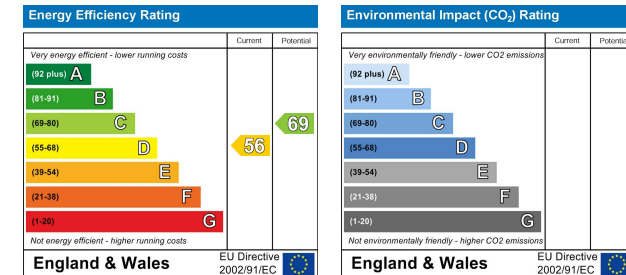
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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