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## High Street, Thurlby

Well appointed, extended bungalow occupying a fantastic sized plot with outbuildings/workshop and garaging offering great potential for conversion STPP. The current vendors have updated the property through out.



### FEATURES

- Extensive Plot
- Versatile Outbuildings
- Spacious Living Areas
- Modern Kitchen
- Flexible Bedroom Options
- Updated Throughout
- Generous Front and Rear Gardens
- Ample Parking
- Potential for Customization
- Convenient Access
- No Chain

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## FULL DESCRIPTION

This charming bungalow offers spacious and well-planned accommodation on a single level. The property boasts a total floor area of approximately 143.3 square meters (1542.0 square feet), ensuring ample space for comfortable living.

The entrance hall provides a welcoming entry to the bungalow, leading directly into the main living areas. The living/dining room is a generous space that serves as both a living and dining area, perfect for family gatherings and entertaining guests. The room features a large window that allows natural light to flood the space, creating a bright and airy atmosphere.

Adjacent to this, the kitchen/breakfast room is well-equipped with ample counter and storage space. The kitchen area is designed to accommodate a breakfast nook, making it ideal for casual dining.

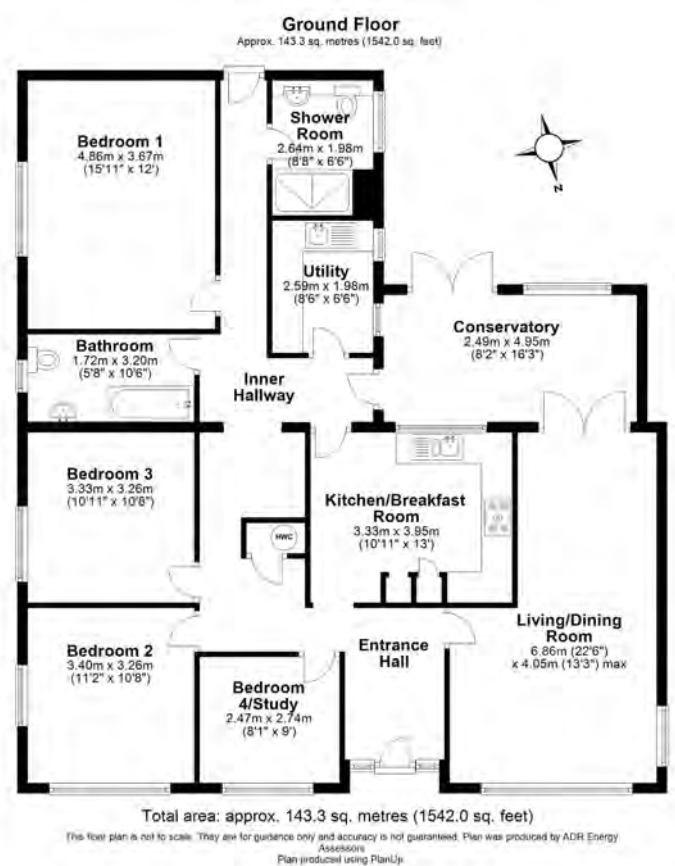
One of the standout features of this property is the conservatory, which offers additional living space with views of the garden. This versatile room can be used as a sunroom, reading room, or secondary sitting area.

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The bungalow includes four bedrooms. Bedroom 1 is a spacious master bedroom featuring a large window that provides plenty of natural light. Bedroom 2 is another well-proportioned room suitable for a double bed, with adequate space for wardrobes and other furnishings. Bedroom 3 is a comfortable bedroom that can also be used as a guest room or home office. Bedroom 4/ Study offers flexibility as either a fourth bedroom or a study, ideal for those working from home or needing additional storage space.

For convenience, the property includes both a family bathroom and an additional shower room. The family bathroom is equipped with essential fixtures including a bathtub, providing a space for relaxation and personal care. The additional shower room ensures convenience for a larger household, complete with a shower enclosure, sink, and toilet. Additionally, a practical utility room designed for laundry and extra storage keeps household chores organized and efficient.

The front garden is mainly laid to lawn with mature borders. Driveway providing off road parking with five bar gate leading to further driveway providing off road parking for numerous vehicles.

To the rear the garden has a southerly aspect and is of a good size and is mainly laid to lawn, paved patio area, borders.

It should be noted that there is a private 11 feet right of way over the driveway to the field at the rear. The vendor can supply further information upon request.

The property offers a row of outbuildings, the first building is a large garage with wooden sliding doors, the second is an up and over garage and the third is an open garage with no door. To the rear are two crew yards backing on to the open fields.

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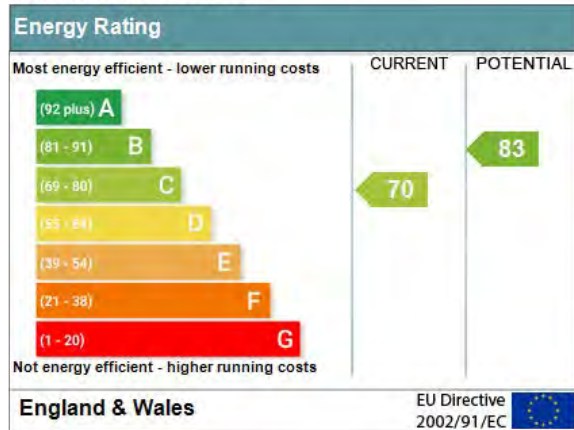
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## EPC RATING

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