



8a Edenham Road

Hanthorpe, Bourne, PE10 0RB

Guide Price £465,000 - £475,000

Richardson

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Guide Price £465,000 - £475,000. Situated in the small quiet village of Hanthorpe, which is adjacent to the larger village of Morton with its range of facilities including a post office, Co-Op supermarket, primary school and pre school. Just three miles away is the market town of Bourne with it's highly regarded Grammar and Academy school, shops, supermarkets and restaurants. The property has views to the front over open fields and good sized private rear garden. This large individual 3 bedroomed chalet home provides spacious flexible accommodation. An inspection is strongly recommended. The property has a reception porch with boot room and internal access to the garage which has lighting and electrical supply. The reception hall is double height with stairs to the first floor and a cloakroom. A bay windowed living area has double doors into reception room with inglenook fireplace and French doors out to the garden. A further door leads into a separate dining room with French doors leading to the garden giving a great flow of all the reception rooms. A large kitchen breakfast room and utility complete the ground floor accommodation, with the utility room giving access to outside. To the first floor, the master bedroom has a range of built in wardrobes, dressing table and ensuite shower room. Two further well proportioned bedrooms and a refitted shower room. Externally there is hardstanding for several vehicles, leading to an over-sized garage. The property is set behind a low brick wall with lawns and pathway to the front door. Gated side access to a rear garden with patio area and pergola leading to a further patio area, summer house with connected electricity and well stocked beds. The rear garden is fully enclosed by fencing giving a high degree of privacy.

Entrance hall

Bay windowed Living area
13'5" x 9'7" (4.1m x 2.94m)

Living room
20'1" x 13'5" (6.13m x 4.1m)





Dining room
11'9" x 11'9" (3.6m x 3.59m)

Kitchen breakfast room
15'1" x 11'11" (4.6m x 3.64m)

Utility room
11'11" x 5'4" (3.64m x 1.63m)

Master bedroom
21'9" x 14'4" max (6.64m x 4.38m max)

Ensuite shower

Bedroom
12'11" x 12'10" max (3.96m x 3.92m max)

Bedroom
12'5" x 8'6" max (3.79m x 2.61m max)

Shower room

External details

Set behind a dwarf brick wall and lawns with plenty of off road parking and single oversized garage. Gated side access to lovely rear garden with patio areas and summer house, all enclosed with high degree of privacy.

Council Tax

South Kesteven District Council Tax Band D

Services

All main services connected

Communication

According to Openreach Ultra Superfast Fibre is available

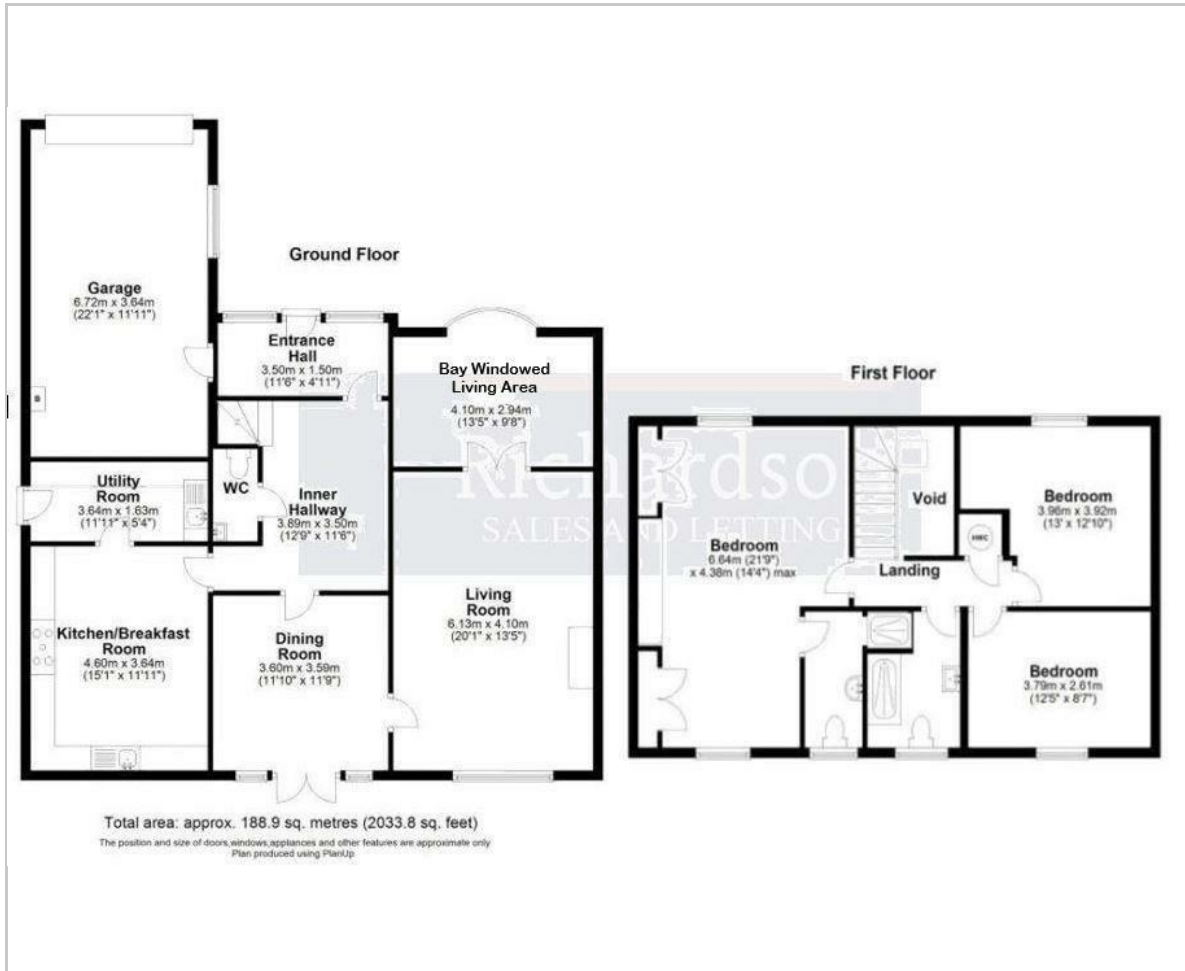
According to Ofcom mobile coverage is likely EE, O2, Three and Vodafone

Viewing

Telephone appointment Richardson 01780 762433 post@richardsonsurveyors.co.uk



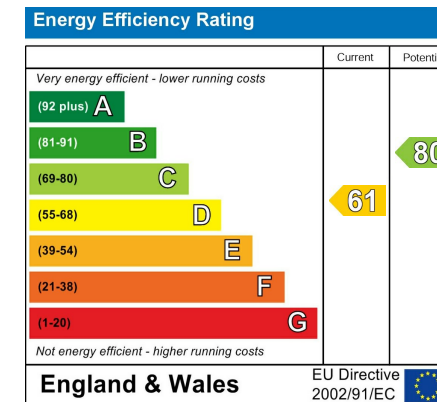
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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