



Northorpe

Thurlby, Bourne, PE10 0HZ

Price Guide £350,000

Richardson

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An attractive bay fronted established detached home on a generous plot extending to approximately 0.38 acres with open fields and views to the rear. The well proportioned accommodation is over 2 floors with reception hall, bay fronted dining room, separate sitting room, kitchen with pantry/utility and conservatory across the back of the property, taking in the large gardens and fields beyond. To the first floor there are 3 bedrooms, two having built in bedroom furniture/wardrobes and a family bathroom. Externally it is set well back with long driveway to the side providing off road parking and leading to oversized garaging with power door. In addition there is a further range of brick built out buildings comprising of former wash house, wc and 2 stores. The property benefits from gas central heating and double glazing. The extensive private gardens are principally laid to lawn with several fruit trees and has a southerly aspect with a backdrop of open farmland. The property offers great scope for remodelling and/or an extension if required subject to any necessary planning requirements.

Reception hall

Dining room
13'9" x 11'7" (4.2m x 3.54m)

Sitting room
14'1" x 13'10" (4.3m x 4.23m)

Kitchen
9'10" x 9'6" (3m x 2.9m)

Conservatory
23'11" x 7'6" (7.3m x 2.31m)





First floor landing

Bedroom

13'9" x 11'7" (4.2m x 3.54m)

Bedroom

14'1" x 10'1" (4.3m x 3.09m)

Bedroom

9'11" x 7'4" (3.03m x 2.26m)

Family bathroom

External details

Set well back on a generous plot extending to approximately 0.38 acres with a southerly aspect to the rear with open views over farmland the gardens are principally laid to lawn with flower beds and shrubs with several fruit trees and range of brick built outbuildings/stores. The driveway leads to an oversized garage 5.82m x 3.3m.

Agents note

Should any part of the garden or the property be sold for the purpose of access to the back field for any future development an uplift would be payable.

Services

All mains services are connected.

Communication

According to Openreach: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is is Likely outdoor with EE, Three, O2 and Vodafone

Council Tax

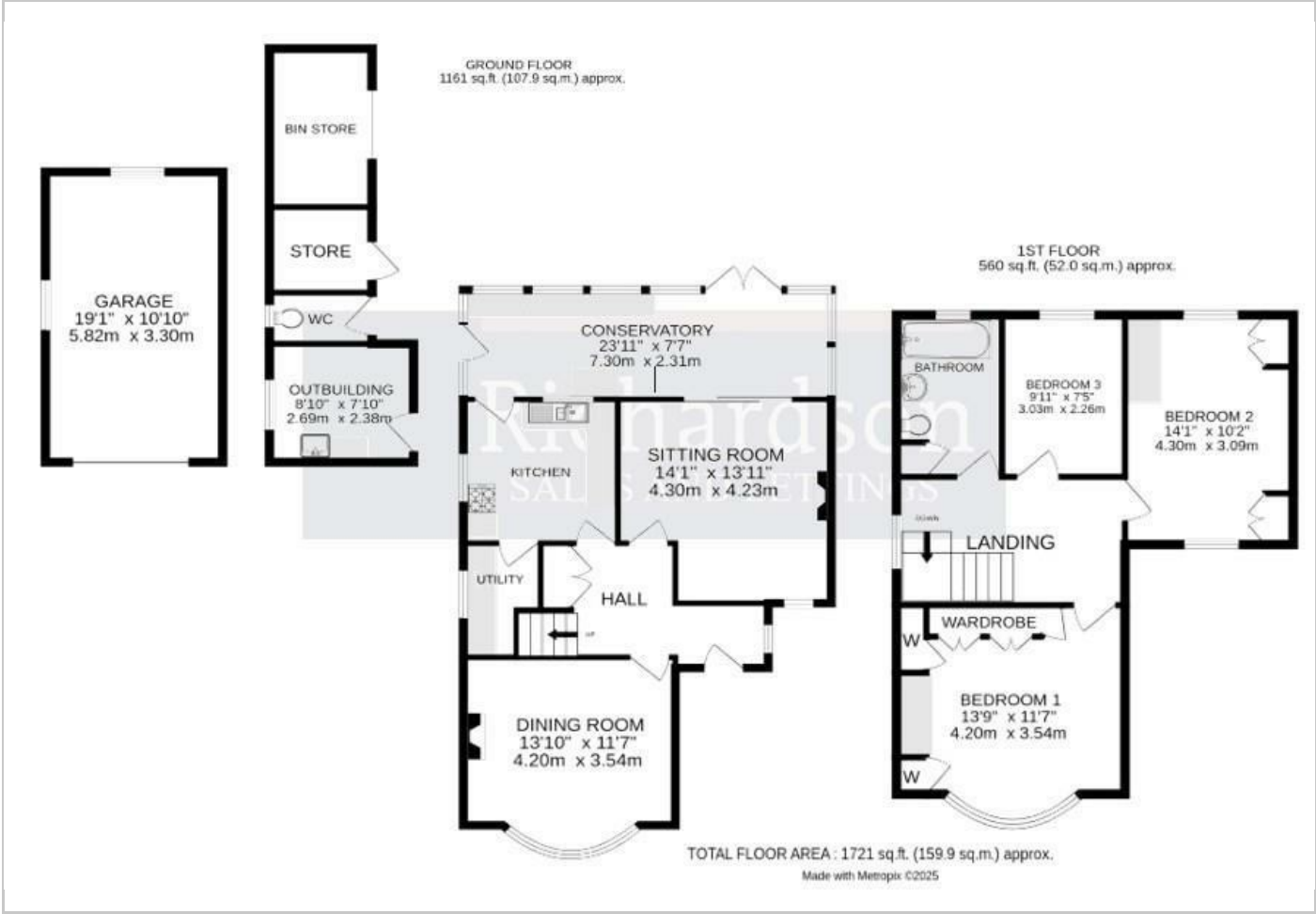
South Kesteven District Council Tax Band D

Viewing

By appointment with Richardson
post@richardsonsurveyors.co.uk



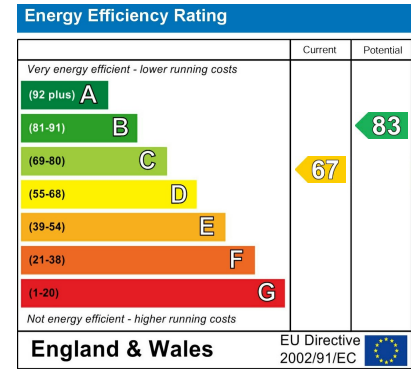
Floor Plan



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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