



Northorpe, Thurlby, PE10 0HZ

 **NEWTON FALLOWELL**



Key Features

- Extended Four Bedroom Detached Bungalow
- Ideal Village Location
- Ample Off Road Parking and Single Garage
- Recently Fitted Shower Room
- Seperate Reception Rooms
- Backing onto Open Fields
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£395,000





Newton Fallowell are delighted to offer this stunning four bedroom detached bungalow which has been extended recently. This property offers four generous bedrooms, ample living accommodation and a stunning landscaped south facing rear garden, benefitting from backing onto open fields.

As you enter the property, you are greeted with a large entrance hall providing access to the downstairs reception rooms and all four bedrooms. Situated at the front of the property are both bedrooms one and two, just off the bedrooms is the recently fitted bathroom which offers a large walk-in shower, next to the shower room there is a separate WC. The rest of the property is comprised by the third double bedroom and then the fourth bedroom as well.

Towards the rear of the property is a large lounge, overlooking the rear garden and also offers a feature fireplace. A kitchen diner offers high quality floor and wall units alongside integrated appliances. The property has been extended to the rear, this space offers a separate reception room, currently being used as a garden room, plus this space also offers a separate utility room and a further WC.

The front of the property offers ample off-road parking via a gravelled driveway and a single garage at the rear of the property which benefits from an electric door. Coming to the south facing rear garden, there are separate patio seating areas, mature borders and a separate veg patch. This property also offers a hot tub and a pergola over it. Finally, this property backs onto farmers fields, meaning it is both private and stunning views all around.

Lounge 4.01m x 5.00m (13'2" x 16'5")

Kitchen/Diner 3.08m x 5.00m (10'1" x 16'5")

Garden Room 3.10m x 4.12m (10'2" x 13'6")

WC 1.53m x 1.96m (5'0" x 6'5")

Bedroom One 3.02m x 3.74m (9'11" x 12'4")

Bedroom Two 3.02m x 3.13m (9'11" x 10'4")

Bedroom Three 3.17m x 3.01m (10'5" x 9'11")

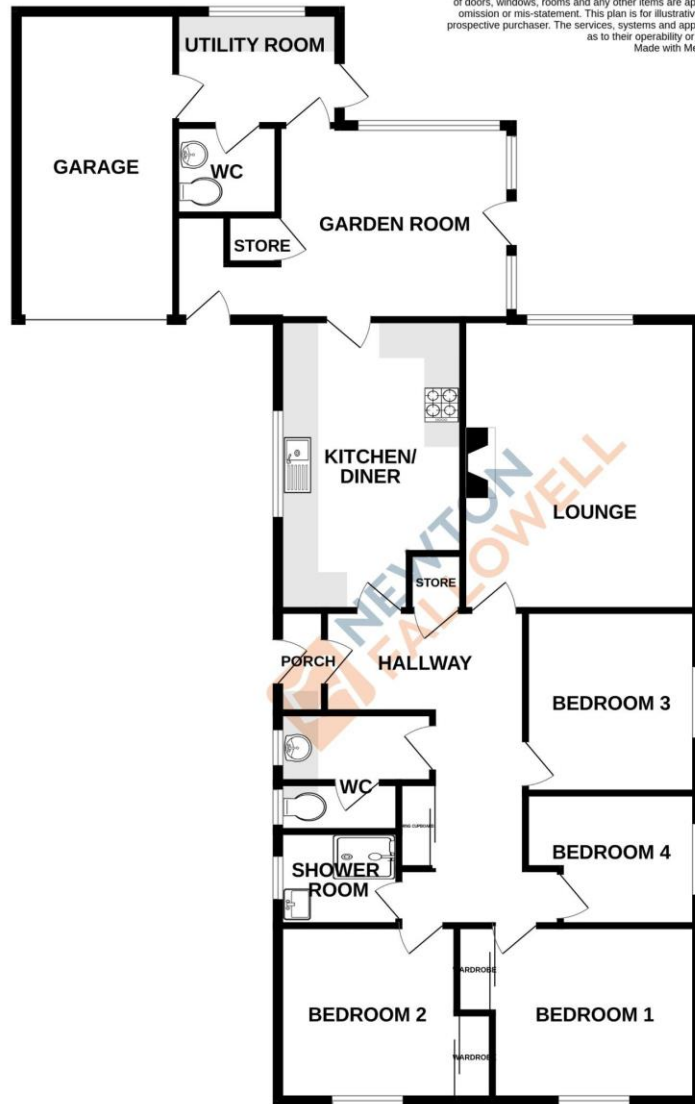
Bedroom Four 2.99m x 2.25m (9'10" x 7'5")

Shower Room 2.06m x 1.61m (6'10" x 5'4")

Garage 2.62m x 6.75m (8'7" x 22'1")

TOTAL FLOOR AREA: 1461 sq.ft. (135.7 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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GROUND FLOOR
1461 sq.ft. (135.7 sq.m.) approx.

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

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.

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