



 **NEWTON
FALLOWELL**

66 High Street, Thurlby, Bourne, PE10 0EE

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5 2 2

Key Features

- Detached Family Home
- Five Double Bedrooms
- Two Reception Rooms
- Seperate Downstairs Shower Room
- Enclosed South Facing Rear Garden With Field Views
- Driveway That Leads To An Oversized Double Garage
- Sought After Village Location
- Presented To A High Standard
- EPC Rating D

£600,000





Situated within the charming village of Thurlby sits this stunning five-bedroom, detached family home. The property boasts a stunning modern kitchen/diner, two spacious reception rooms, five double bedrooms, a family bathroom, and a separate downstairs shower room. The property also benefits from its private, south-facing, rear garden offering open field aspects, oversized double garage, and ample off-road parking for multiple vehicles.

Entering via the front door leads to the light and airy entrance hall, where stairs flow to the first floor and doors grant access to the lounge, snug, downstairs shower room, and dining room. The ground floor is fully tiled, and the lounge offers a feature fireplace, dual aspect view with a bay window to the front, and double French doors to the rear garden. Located at the front of the property is the snug that also features a bay window to the front aspect and a feature fireplace. The useful shower room is also accessed from the entrance hall and features a modern three-piece suite including a fully tiled shower cubicle and a close-coupled W.C. with half and full flush. Completing the downstairs accommodation is the stunning open-plan kitchen and dining room. The modern kitchen is fitted with a range of units and features a freestanding island, Range style cooker, inset ceiling spotlights, and exposed beams. Located off the kitchen is a useful storage cupboard. The dining area offers a cosy family space and features double French doors to the rear garden.

Upstairs, the property offers five double bedrooms and a family bathroom. The main bedroom sits to the rear of the property and offers dual aspect windows and a built-in wardrobe. Bedrooms two, four & five also sit to the rear of the property and offer a view to the rear aspect. The third bedroom is located at the front of the property and offers dual aspect views to the front and side aspects. Completing the upstairs accommodation is the stunning family bathroom that offers a panel bath with ornate mosaic-style tiling, a close-coupled W.C., a square contemporary-style wash hand basin, and a window to the front aspect.

Externally, the property offers mature front and rear gardens with the front boasting a line of mature shrubs to offer an element of privacy. To the rear, the south-facing garden is mainly laid to lawn with a large patio seating area that would be suitable for entertaining. The large, oversized double garage would be suitable for a range of uses, and the sweeping driveway offers ample off-road parking. The rear view across fields is a real feature of this property as the outlook complements the style of the property and encompasses rural living.





Entrance Hall

Lounge 4.27m x 6.03m (14'0" x 19'10")

Snug 3.48m x 3.72m (11'5" x 12'2")

Dining Room 5.77m x 3.73m (18'11" x 12'2")



Kitchen 3.32m x 3.52m (10'11" x 11'6")

Downstairs Shower Room 2.75m x 0.96m (9'0" x 3'1")

Bedroom One 4.29m x 3.4m (14'1" x 11'2")

Bedroom Two 4.05m x 3.23m (13'4" x 10'7")

Bedroom Three 3.5m x 3.93m (11'6" x 12'11")

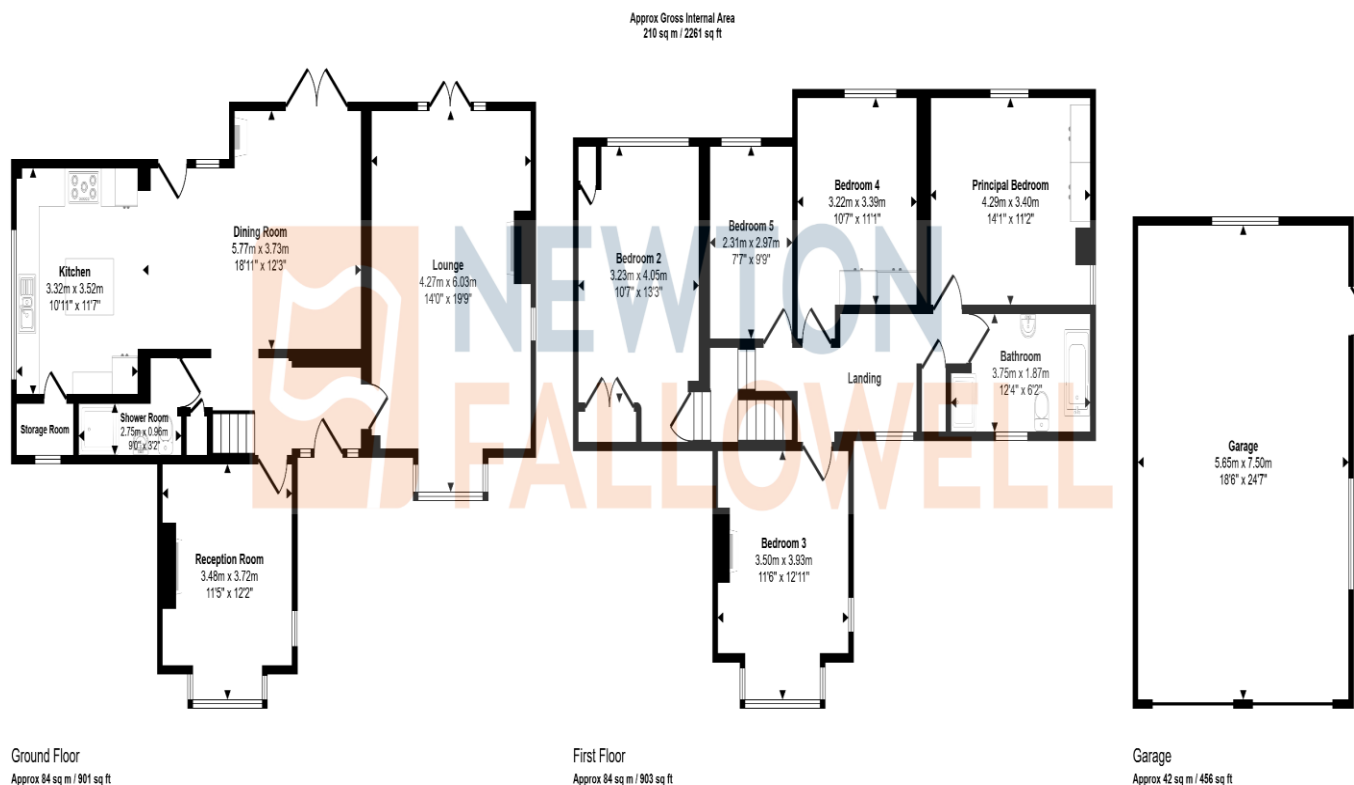
Bedroom Four 3.22m x 3.98m (10'7" x 13'1")

Bedroom Five 2.31m x 2.97m (7'7" x 9'8")

Family Bathroom 3.75m x 1.87m (12'4" x 6'1")







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: E

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.