



66 High Street, Thurlby, Bourne, PE10 0EE

 **NEWTON FALLOWELL**

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## Key Features

- Detached Family Home
- Five Double Bedrooms
- Three Reception Rooms
- Separate Downstairs Shower Room
- Enclosed South Facing Rear Garden With Field Views
- Driveway That Leads To An Oversized Double Garage
- Sought After Village Location
- EPC Rating D
- Freehold

£600,000





Situated within the charming village of Thurlby is this stunning five-bedroom detached family home. Beautifully presented throughout, the property offers a modern kitchen/diner, three versatile reception spaces, five double bedrooms, a family bathroom, and a separate downstairs shower room. Additional benefits include a private, south-facing rear garden with open-field views, an oversized double garage, ample off-road parking for multiple vehicles, and an electric car charging point.

Upon entering via the front door, you are welcomed into a light and airy entrance hall, with stairs rising to the first floor and doors leading to the lounge, snug, downstairs shower room, and kitchen/diner. While the kitchen/diner, hallway, and downstairs shower room are fully tiled, the lounge is carpeted and the snug retains its charming, original wooden floorboards. The lounge enjoys a dual-aspect outlook, featuring a bay window to the front, double French doors opening onto the rear garden, and a characterful feature fireplace. The snug, positioned at the front of the home, also benefits from a bay window and its own feature fireplace, making it an ideal cosy retreat. The downstairs shower room offers a modern three-piece suite, including a fully tiled shower cubicle and a close-coupled W.C. with half and full flush. Completing the ground floor is the impressive open-plan kitchen/diner, fitted with a range of modern units, a freestanding island, and a Range-style cooker. Inset ceiling spotlights, exposed beams, and a useful storage cupboard enhance the space further. The dining area provides a warm family setting with double French doors leading to the south-facing rear garden.

Upstairs, the home features five well-proportioned double bedrooms and a beautifully finished family bathroom. The main bedroom enjoys dual-aspect windows and a built-in wardrobe. Bedrooms two, four, and five overlook the rear garden, while Bedroom three, located at the front, offers dual-aspect views to the front and side and features a period fireplace. The family bathroom completes the first floor and features a panelled bath with ornate mosaic-style tiling, a close-coupled W.C., a contemporary square wash-hand basin, a window to the front aspect, and a separate fully tiled shower cubicle.

Externally, the property boasts mature front and rear gardens, with the front garden offering established shrubs for enhanced privacy. The generous south-facing rear garden is predominantly laid to lawn with a large patio area ideal for outdoor dining and entertaining. The oversized double garage provides flexibility for multiple uses, while the sweeping driveway accommodates several vehicles with ease. The uninterrupted rear views across open fields truly enhance the rural charm and appeal of this wonderful home.





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")

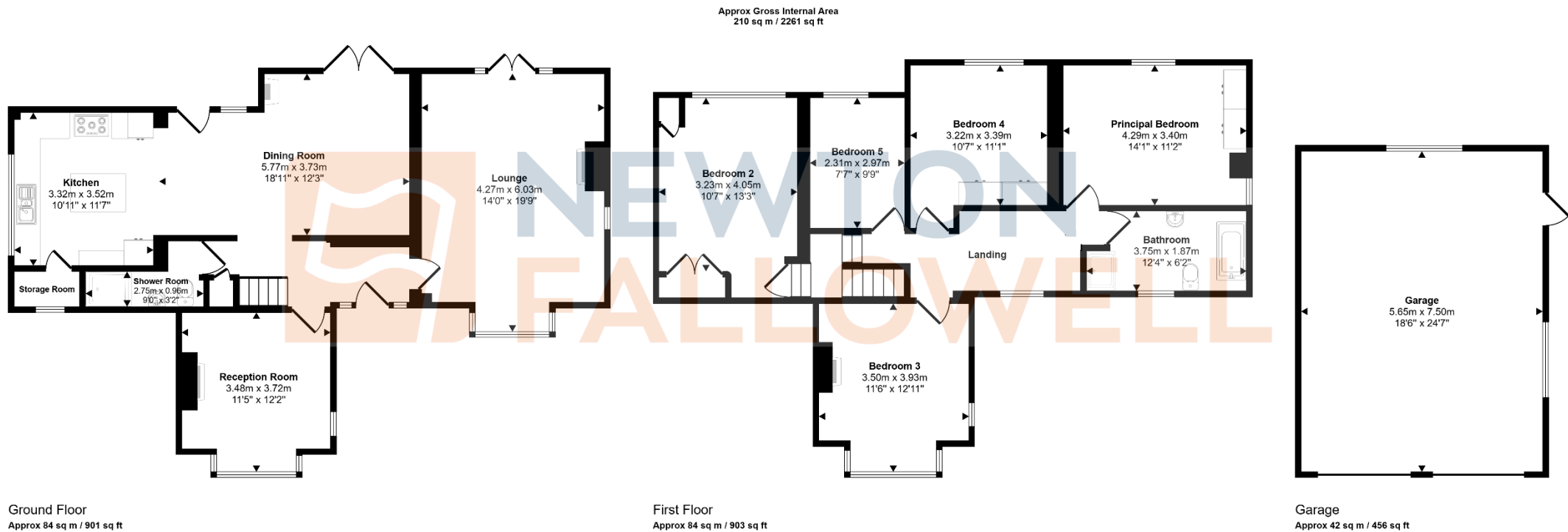
Bedroom Four 3.22m x 3.98m (10'7" x 13'1")

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.

#### 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.



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