



**MANTHORPE, BOURNE, PE10 0JE**  
**£825,000 FREEHOLD**

EDEN LODGE IS AN OUTSTANDING AND BEAUTIFULLY APPOINTED FAMILY HOME, SET ON AN ELEVATED POSITION IN THE HAMLET OF MANTHORPE, ENJOYING VIEWS OVER THE SURROUNDING ROLLING HILLS AND LINCOLNSHIRE COUNTRYSIDE.

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A stunning location within the ever-popular hamlet of Manthorpe, approached via attractive cast electric gate, opening onto a generous frontage with ample parking and flanked by landscaped borders, hardwood double doors open through to:

#### RECEPTION HALL

22'1 x 6'5 a theatrical and inviting reception greets you, with bold colour and a quality finish, with UPVC window to the side aspect, stairs to the first-floor accommodation, school master radiator and contemporary flooring, industrial style sliding double doors open through to:

#### FAMILY ROOM

17' x 10'2 a bright and versatile space with UPVC window to the front aspect, modern radiator, contemporary flooring, ceiling spotlights and yes, a bespoke timber treehouse.

#### SITTING ROOM

20'10 x 11'10 an inviting and opulent living room with UPVC window to the front aspect and UPVC French doors onto the rear gardens, attractive panel wall, feature fireplace with cast inlay, modern radiator and wall mounted media point.

#### CLOAKROOM

A bold and luxurious cloakroom, comprising low level WC with concealed flush, and wash hand basin with bespoke mounted and wall mounted taps, extractor fan and contemporary flooring.

#### KITCHEN DAY ROOM

28'7 x 19'9 a beautiful and generous living space, designed for hosting the whole family in informal and indeed, striking surroundings, with part vaulted ceiling and bespoke UPVC window framing the views over the rear gardens and fields beyond, UPVC French doors open on the Italian porcelain patio, the kitchen area comprising a comprehensive range of base level storage units incorporating quartz work surface

and Belfast sink, central island unit with breakfast seating, integrated double oven and induction hob, integrated dishwasher, integrated full size fridge and freezer, dual modern radiators, CCTV system with integrated electric gate controls, door through to the double garage and attractive tiled flooring.

#### UTILITY ROOM

10'3 x 7'1 with UPVC window to the rear aspect, comprising a range of base and eye level storage units, incorporating quartz work surface with 1 ¼ sink inset, plumbing and space for washing machine, space for tumble dryer and part vaulted ceiling.

#### LANDING

17' (min) 20'9 (max) x 15' (max) a light and airy landing with UPVC window to the front aspect, recessed airing cupboard and loft access.

#### BEDROOM

11'11 x 9'5 a lovely guest room with bold colours and UPVC window to the front aspect with views over rolling hills, fitted double wardrobe and radiator,

#### DRESSING ROOM/BEDROOM

10'2 x 9'1 with UPVC window to the front aspect and views over rolling hills, radiator, currently a spacious dressing room with recessed storage, easily another double bedroom.

#### BEDROOM

11'11 x 8'10 with UPVC window to the rear aspect, radiator and recessed double wardrobe.

#### BATHROOM

17' x 5'6 with dual UPVC windows to the rear aspect, comprising a four-piece suite, low level WC, wash hand basin double shower cubicle with rain shower over and roll top bath with miser shower taps over, part panel wall, vertical radiator and contemporary wood effect flooring.

#### BEDROOM

17'5 x 9'9 another double bedroom with UPVC window to the rear aspect, radiator and dual double wardrobes.

#### PRINCIPAL BEDROOM

17'4 x 16'4 a superb principal bedroom, a bright and spacious room with UPVC window to the front aspect, enjoying views over the surrounding countryside, radiator and ceiling spotlights.

#### EN SUITE

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and shower cubicle, tiled splash backs and chrome heated towel rail.

#### OUTSIDE

A remarkable and beautiful location within the Lincolnshire countryside with wonderful surrounding views both front and rear. Around 7 miles from Stamford and around 6 miles north of Market Deeping. Raised from the causeway and in generous gardens, you approach via brick pillared entrance and electric gates, opening onto the large frontage with ample parking and landscaped borders leading to a DOUBLE GARAGE with twin up and over doors. Dual gates and pedestrian gate lead round to the rear gardens which are beautifully landscaped with well-tended lawns and raised brick edged borders, children's play area and extensive Italian porcelain patio with oak framed and slate roofed outdoor kitchen area with granite surface and barbeque pit.

NB – there is current planning permission for an oak framed carport and additional garage in the frontage, details can be found on the South Kesteven District Council website.

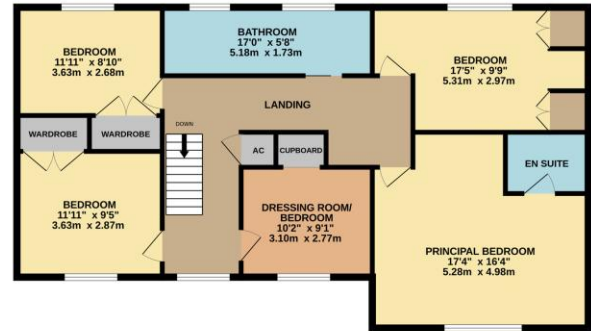




GROUND FLOOR  
1533 sq.ft. (142.4 sq.m.) approx.



1ST FLOOR  
1091 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA: 2624 sq.ft. (243.7 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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