



Station Road, Thorpe-on-the-Hill



£600,000

- Large Detached House
- Popular Village Location
- 5 Double Bedrooms
- 25ft Kitchen Diner and 23ft Lounge
- Detached Double Garage and Large Driveway
- Two Bathrooms & Ensuite
- Tenure: Freehold
- EPC rating D



A well-presented FIVE BEDROOM Detached House located in the sought after village of Thorpe On The Hill. Only a short walk from Thorpe Primary School and Village Pub. Also benefiting from easy access to the A46 and North Hykeham with its host of amenities including supermarkets, doctors surgery, schools and much more besides. With a flexible layout, potentially suitable for multi-generational living, the accommodation comprises -Ground Floor; Entrance Hall, Lounge, Kitchen Diner, Utility room, Office/Bedroom Five, Bathroom, Music room, Home Gym and Master Bedroom with walk in wardrobe and En-Suite. First Floor; Two Double bedrooms and Family Bathroom and, accessed from a separate staircase, a further Double Bedroom. Externally, the property offers ample parking for up to 8 Cars on a gated driveway, a Detached Double Garage and lawned gardens to the front with several fruit trees. To the rear of the property there is a spacious patio area, a lawned garden, with a paved pathway leading to a large wooden cabin housing a hot tub. The property has Oil Fired Central Heating and uPVC Double Glazing throughout.

Entrance Hall

With window and entrance door to the front aspect, access to storage cupboard, stairs leading to the first floor and radiator.

Office/Bedroom 5

11'5" x 11'5" (3.5m x 3.5m)

With window to the front aspect, fitted oak shelving and a radiator.





Utility Room

7'4" x 6'5" (2.2m x 2m)

With window to the side aspect, wall and base units with sink and drainer, with space for a tumble dryer. Oil-fired Boiler and respective electronic control panel.

Kitchen/Diner

25'5" x 118'0" (7.7m x 36m)

With windows and patio doors to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, range cooker with extractor over, integrated dishwasher, space and plumbing for American fridge freezer, space and plumbing for washing machine, underfloor heating and a radiator.

Lounge

11'3" x 23'5" (3.4m x 7.1m)

With windows to the rear aspect and two radiators.

Music Room

12'6" x 9'11" (3.8m x 3m)

With French doors to the rear aspect and radiator.

Bathroom

6'0" x 6'0" (1.8m x 1.8m)

With window to the rear aspect, low level WC, wash hand basin, panelled bath with electric shower over and a towel radiator.

Side Entrance Hall

With a door leading to the side of the property and stairs to the second bedroom.

Gym

15'4" x 15'9" (4.7m x 4.8m)

With window to the front aspect, three large wardrobes. Plumbing and Electrical supplies are both present should his room ever need to be returned to its original layout which included a kitchen counter/sink area, including an oven, where the wardrobes are now located and radiator.

Bedroom One

11'3" x 13'9" (3.4m x 4.2m)

With window to the front aspect, two large wardrobes and access to a further walk-in wardrobe area and radiator.

Walk-In Wardrobe

Fitted with hanging rails, drawers and access to the en-suite.

En-Suite

Fitted with an enclosed double width shower cubicle, mains fed Thermostatic dual head bar mixer shower, low level WC, wash hand basin and towel radiator.

Bedroom Two

15'7" x 16'4" (4.7m x 5m)

With window to the side aspect, eave storage, stairs to the rear hall and radiator.

Landing

With skylight window and stairs leading down to the entrance hall.

Bedroom Three

13'9" x 11'10" (4.2m x 3.6m)

With window to the rear aspect, eave storage and radiator.

Bedroom Four

13'9" x 11'8" (4.2m x 3.6m)

With window to the rear aspect and radiator.

Bathroom

With window to the rear aspect, corner bath, low level WC, wash hand basin and towel radiator.





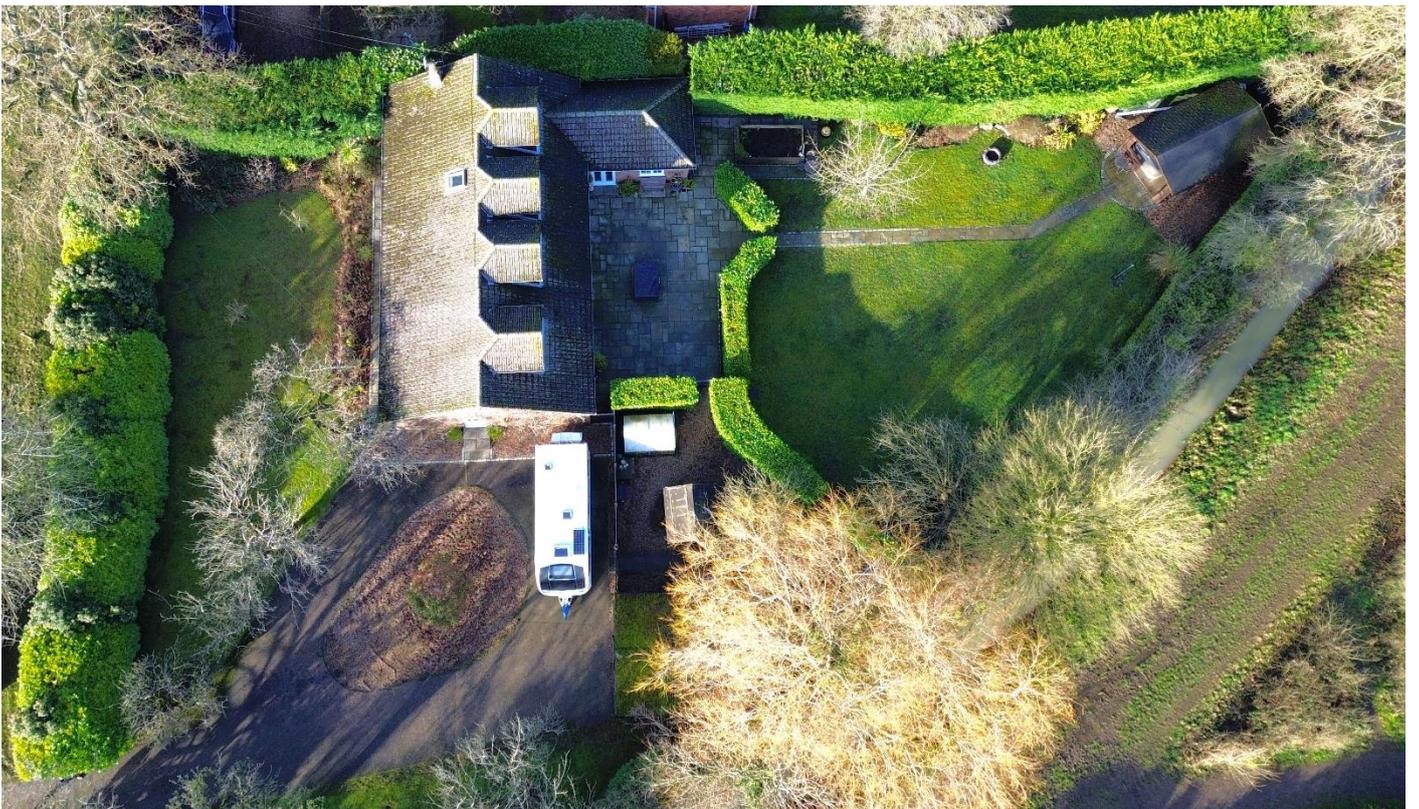
Outside

To the front of the property are 2 lawned garden areas, several fruit trees and a driveway providing ample off-street parking with room to manoeuvre/turn vehicles if required.

To the rear of the property is an enclosed lawned garden, mature laurel hedging framing a spacious patio area, a paved pathway leading to a large wooden cabin with hot tub, greenhouse, multiple sheds/storage areas and access to the large gated driveway.

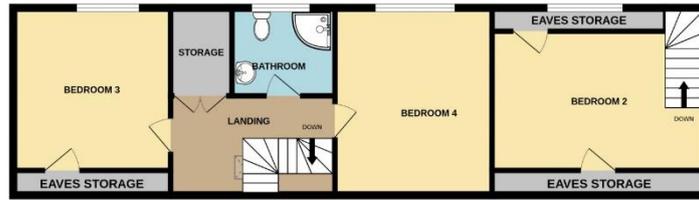
Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

1ST FLOOR

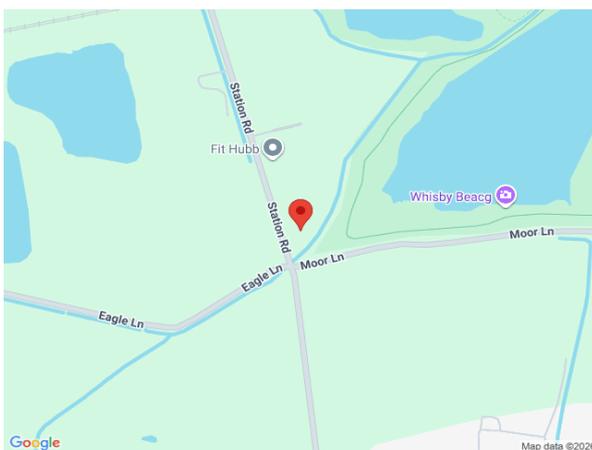


GROUND FLOOR



STATION ROAD, THORPE ON THE HILL, LN6 9BS

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.
Made with Metropix 52026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk