



13 ELIZABETH WAY, NORTHORPE, NR THURLBY  
PE10 0HN

£395,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300



**O**ffered for sale with no chain and featuring a large westerly facing garden enjoying views over paddocks and open countryside beyond, this four bedroom detached family home has two spacious open plan reception rooms and a recently updated kitchen breakfast room. With two of the bedrooms having en suites, this lovely family home is situated within one of the area's most sought after villages with excellent schooling close to Bourne which has superb amenities and secondary schools.

Porch with door opening to

#### ENTRANCE HALL

This impressive entrance hall has stairs to first floor.

#### CLOAKROOM

Comprising low flush WC and wash hand basin.

#### LOUNGE 13'3 x 13' (4.04m x 3.96m)

With radiator, TV point, large picture window to front aspect and open access to the exceptionally large dining room.

#### DINING ROOM 13' x 11'9 (3.96m x 3.58m)

With contemporary radiator, seating area and French doors with windows either side opening onto the rear garden.

#### KITCHEN BREAKFAST ROOM 15'3 X 12'6 (4.65m x 3.81m)

Enjoying views over the gardens and paddocks, this recently upgraded kitchen comprises quality wall and base units, breakfast peninsula and built in appliances.

#### LANDING

With access to loft.

#### BEDROOM ONE 13' x 13' (3.96m x 3.96m)

With radiator, window to front aspect and door to

#### EN SUITE

Comprising shower cubicle, wash hand basin and low flush WC.

#### BEDROOM TWO 12'2 x 11'6 (3.70m x 3.51m)

With radiator, window to front aspect and door to

#### EN SUITE

Comprising shower cubicle, wash hand basin and low flush WC.

#### BEDROOM THREE 10' x 9' (3.04m x 2.74m)

With radiator and window to rear aspect.

#### BEDROOM FOUR 8'6 x 8'6 (2.59m x 2.59m)

With radiator and window to rear aspect.

#### BATHROOM

A recently upgraded suite comprising panelled bath with shower above, wash hand basin, low flush WC, wall tiling and window to rear aspect.

#### OUTSIDE

The large driveway provides parking for many vehicles and leads to an integral garage. The good size enclosed rear garden is mainly laid to lawn with patio area and paving.

EPC RATING: C



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