

Opening Hours: Monday to Friday - 9.00am until 6.00pm  
Saturday - 9.00am until 4.00pm Sunday - CLOSED



PINE BECK, 27 SWALLOW HILL,  
THURLBY PE10 0JB £500,000

FREEHOLD



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**A** truly unique opportunity to purchase a charming chocolate box 1930's detached property situated in one of the area's most sought after locations, with a lovely mature garden backing onto open countryside. With a wealth of character throughout and a unique thatched roof, this property features a good size garden room with large picture window enjoying countryside views aswell as a generous size lounge, kitchen, three bedrooms and large loft room with circular dormer window to front elevation. Having undergone recent re-decoration throughout and with new carpets, this property is offered for sale with no chain and is not Grade II listed, therefore offers further scope for improvement and extension.

Panelled and glazed entrance door opening to

**HALLWAY**

With radiator and cover and access to

**ATTIC ROOM** 16'2 x 10'8 (4.93m x 3.24m)

This ideal hobbies room has plastered walls, exposed beams and feature circular dormer window to front aspect.

**LOUNGE** 18'4 x 11'7 (5.58m x 3.53m)

With exposed beam to ceiling, display delph rail, feature stone fireplace, radiator and cover and upvc windows to front and side aspects.

**GARDEN ROOM** 19'7 x 12'10 max (5.96m x 3.91m)

Enjoying lovely views from the large window of the south facing rear garden and countryside beyond, this light and airy room has beam to ceiling, radiator and feature entrance door.

**KITCHEN/BREAKFAST ROOM** 18'8 x 11'9 max (5.59m x 3.58m)

Comprising wall and base units, integrated oven with hob and extractor above, plumbing for dishwasher, fridge space, breakfast bar, 1 1/2 bowl sink unit, walk in cupboard, tiled floor, upvc window to rear aspect and side external door.

**CLOAKROOM**

Comprising low flush WC, radiator and window to side aspect.

**BEDROOM ONE** 13' x 12' (3.96m x 3.65m)

With fitted wardrobes and drawers, radiator, walk in upvc bay window to front aspect and further window to side aspect.

**BEDROOM TWO** 12' x 9'6 (3.65m x 2.89m)

With radiator and cover, exposed wood flooring and upvc window to side aspect.

**BEDROOM THREE** 12' x 9' (3.65m x 2.74m)

With radiator, storage cupboard, built in desk with shelving, central heating boiler and window to side aspect.

**BATHROOM**

Comprising panelled bath, shower cubicle, wash hand basin, low flush WC, heated towel rail and window to side aspect.

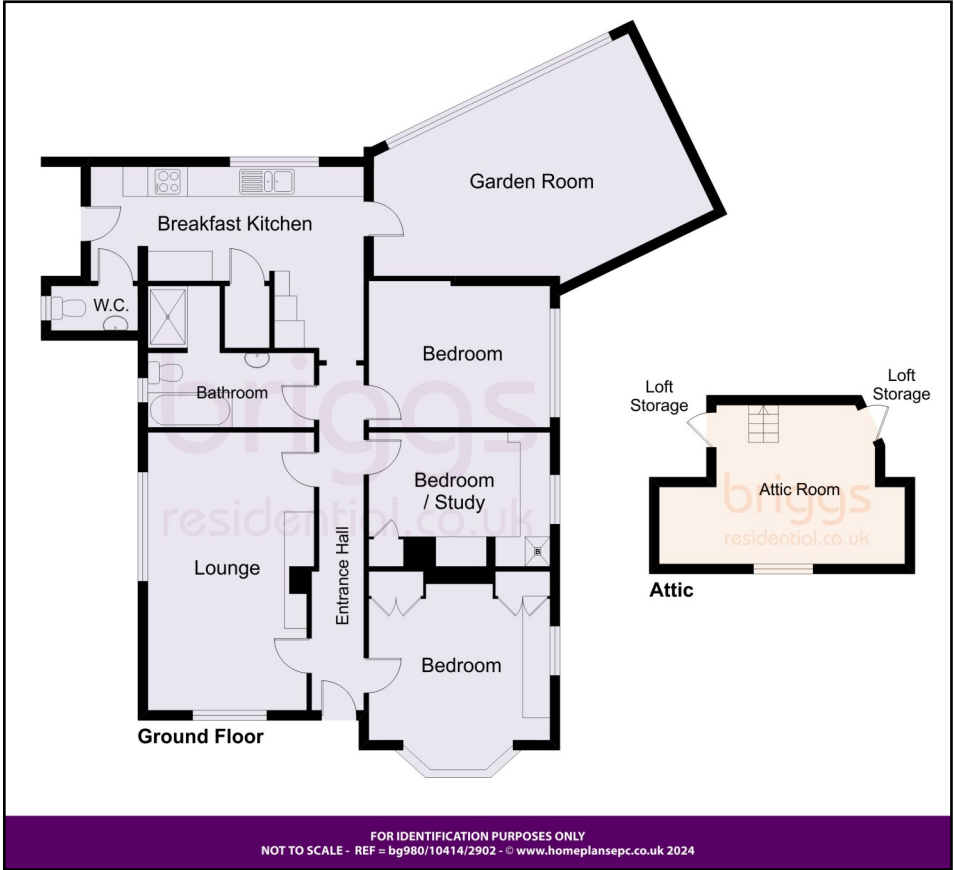
**OUTSIDE**

A separate dedicated gated access is currently being installed to Pine Beck and this property is approached via a large area which provides parking for many vehicles and also leads to a space for a double garage or cart barn, subject to planning permission. The side garden is laid to lawn with mature hedgerow and there is a private rear garden which has been laid to lawn with stunning views over open rolling countryside.

EPC RATING: E

COUNCIL TAX BAND: D (SKDC)

**Agent's Notes:** Briggs Residential want to make all parties aware that planning permission is in place on the neighbouring building plot to build a 1.5 storey executive home which will have a value of around £750,000 and will enhance and add value to Pine Beck once completed.



These particulars do not constitute part or all of an offer or contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.