



20 & 20A STATION ROAD, THURLBY
PE10 0JA OFFERS OVER £650,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Occupying a large plot backing onto fields, this large SIX BEDROOM detached family home has a self contained annex and offers superb versatile accommodation. With five reception rooms including a 23' x 14' lounge, this individual home also has a 32' kitchen family and a 23' master bedroom with door to balcony. The annex has its own lounge, kitchen bedroom and bathroom and a separate staircase to the first floor. The driveway provides ample parking and leads to a double garage within lovely private grounds and viewing is highly advised.

Entrance door opening to

HALLWAY

With radiator and stairs to first floor.

LOUNGE 23'2 x 14'7 (7.06m x 4.45m)

A spacious room with TV point, radiator, deep open fireplace, bay window to side aspect and patio doors opening onto the rear garden.

SITTING ROOM 14'3 x 12' (4.34m x 3.65m)

With radiator, fireplace and walk in bay window to front aspect.

KITCHEN DINING ROOM 32'4 x 18'7 (9.86m x 5.66m)

This large open plan room comprises kitchen area incorporating ample wall and base units and the large dining area has radiators, windows to front and rear aspects and door to rear garden.

CLOAK AREA

With cloaks area, window to rear aspect and door to

CLOAKROOM

With low flush WC and wash hand basin.

UTILITY ROOM 10'6 x 9' (3.20m x 9.74m)

With wall and base units, sink unit and window to rear aspect.

STUDY 17'4 x 8'10 (5.28m x 2.69m)

With radiator, bay window to front aspect and double doors into the Annex Lounge.

LANDING

With study area, three dormer windows with windows seats and storage below. Access to loft which is carpeted and has a window.

MASTER BEDROOM 23'4 x 14'2 (7.11m x 4.32m)

With radiator, walk in bay window to side aspect, patio doors opening onto balcony which overlooks the rear garden. Door to

EN SUITE 12'4 x 7'10 (3.76m x 2.39m)

Comprising twin wash hand basin, shower cubicle, panelled bath, low flush WC, bidet, radiator and window to rear aspect.

BEDROOM TWO 16'2 x 12' (4.93m x 3.65m)

With radiator, dormer window to rear aspect and door to

EN SUITE

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

BEDROOM THREE 14'2 x 12' (4.32m x 3.65m)

With radiator and bay window to front aspect.

BEDROOM FOUR 16'4 x 9'3 (4.98m x 2.82m)

With radiator, fitted wardrobes and dormer window to rear aspect.

BEDROOM FIVE 24'8 x 10'2 (7.52m x 3.10m)

With radiator, dormer windows to front and rear aspects and staircase down to Annex Kitchen.

BEDROOM SIX 7'9 x 7' (2.36m x 2.13m)

With radiator and dormer window to front aspect.

ANNEX

Accessed via its own front door into a hallway which leads to a Lounge 15'10 x 15'4 (4.83m x 4.67m) with radiator and window to front aspect. Kitchen 11' x 11' (3.35m x 3.35m) comprising wall and base units, built in appliances, work surface, wall tiling, window to rear aspect, door to rear garden and stairs to first floor. Ground Floor Bedroom 11'3 x 10' (3.43m x 3.04m) with built in store cupboard, radiator, window to side aspect and door to En Suite presently used as a wet room with shower area, wash hand basin and low flush WC and window to side aspect.

FAMILY BATHROOM 16'4 x 9'3 (4.98m x 2.82m)

This large bathroom has shower area, low flush WC, wash hand basin, steps up to bath and dormer window to rear aspect.

OUTSIDE

The large gravelled driveway provides parking for several vehicles and has a double garage with up and over door to the side. The wrap around gardens are enclosed by hedges to provide privacy and whilst the front and side gardens area mainly laid to lawn, the rear garden has a decked area, lawn and backs onto open fields.



EPC FOR MAIN HOUSE: C

EPC FOR ANNEX: C

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