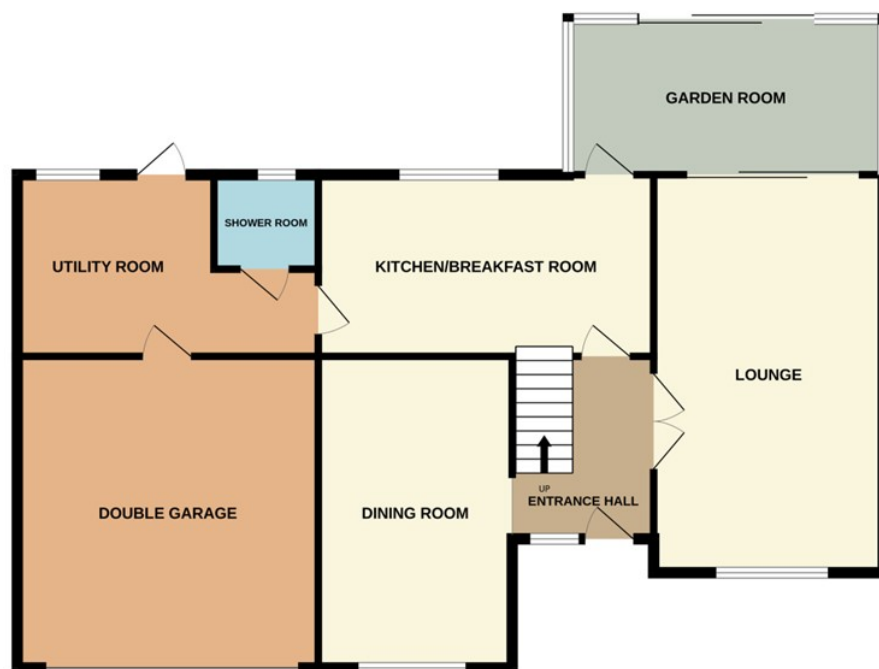




**28 Swallow Hill, Thurlby, Bourne, Lincolnshire PE10 0JB**

**£500,000**



**\*\*\*LOCATION LOCATION LOCATION\*\*\*** We are delighted to bring to the market this family home located in the very sought after area of Swallow Hill in Thurlby. Thurlby is a popular village south of Bourne with a number of amenities including a village shop, pub, primary school and a local bus service to Peterborough and Bourne. The property has four bedrooms, main with ensuite and a family bathroom. Downstairs there are two reception rooms, kitchen/breakfast, utility room with sauna and a shower room. The lounge has a conservatory leading to the substantial sized garden that overlooks fields. To the front there is a double garage and plenty of off road parking. There is a sweeping driveway with mature shrubs and a lawned area. The property also comes with solar panels. To fully appreciate this property viewings are highly recommended. EPC energy rating C/Council tax band E.



ENTRANCE HALL

Door to front, radiator, stairs to first floor and window to front.

KITCHEN/BREAKFAST

17' 6" x 9' 10" (5.33m x 3.00m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, part tiled walls, eye level oven, gas hob, extractor fan, fridge space, radiator, UPVC window to rear, half glazed door to conservatory and door to utility.

UTILITY ROOM

15' 7" x 9' 9" (4.75m x 2.97m) (max.) (approx.) Base units, stainless steel sink unit, part tiled walls, plumbing and space for an automatic washing machine, radiator, tiled flooring, UPVC window to rear, sauna, half glazed door to garden and door to garage.

CLOAKROOM/SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, UPVC window to rear, tiled flooring and part tiled walls.

DINING ROOM

16' 2" x 10' 4" (4.93m x 3.15m) (approx.) UPVC window to front and radiator.

LOUNGE

20' 6" x 11' 11" (6.25m x 3.63m) (approx.) UPVC window to front, gas fire, two radiators and sliding doors to conservatory.

CONSERVATORY

16' 4" x 8' 0" (4.98m x 2.44m) (approx.) Double glazed construction, solid roof and double glazed sliding doors to garden.

LANDING

Airing cupboard, radiator and loft access.

BEDROOM ONE

13' 9" x 10' 4" (4.19m x 3.15m) (approx.) UPVC window to front and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, part tiled walls, extractor fan and UPVC window to front.

BEDROOM TWO

11' 10" x 10' 2" (3.61m x 3.10m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

11' 11" x 10' 1" (3.63m x 3.07m) (approx.) UPVC window to front and radiator.

BEDROOM FOUR

9' 7" x 8' 11" (2.92m x 2.72m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, heated towel rail, tiled flooring and UPVC window to rear.

OUTSIDE

Rear- Open field views, laid to lawn, mature shrubs, enclosed by fencing, paved patio area, raised lawn and side access.

Front- Laid to lawn, mature shrubs, borders, tarmac drive, double garage, off road parking for a number of vehicles and hedging to front.

Solar panels on roof.

DOUBLE GARAGE

Double garage with electric door.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

