

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



**58 HIGH STREET, THURLBY
PE10 0EE**

£635,000

FREEHOLD



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Featuring a southerly-facing private rear garden enjoying views over open rolling countryside, this impressive detached village home has four bedrooms to the first floor with four bathrooms, whilst the ground floor features a superb kitchen/family room with underfloor heating and bi-folding doors. With three further reception rooms, including two home offices, this is the perfect family home. Within an excellent school catchment area, this well-kept individual spacious home is approached via a block-paved driveway which provides parking for several vehicles and leads to a single garage. Viewing of this magnificent family home is highly advised to appreciate the superb accommodation available and its location.

Front entrance door opening to

ENTRANCE PORCH

With cloaks area and double-opening glazed doors leading to

RECEPTION HALLWAY

An impressive entrance to this home with oak staircase leading to the first floor with a large feature window overlooking the rear garden and countryside beyond, built-in cloaks and storage cupboard.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to front elevation.

LOUNGE 19'2 x 16'3 (5.84m x 4.95m)

A light and airy room, this spacious living room has wall-mounted TV point with contemporary linear virtual-flame fireplace below, double-opening doors leading to the rear south-facing patio, further window to rear elevation and door leading to

STUDY 10'1 x 5'1 (3.07m x 1.54m)

With window to front elevation.

OFFICE 9'1 x 7'8 (2.76m x 2.34m)

With large understairs storage cupboard and window to rear elevation overlooking the rear garden and countryside beyond.

LANDING

With feature window enjoying views over the garden and open countryside.

BEDROOM ONE 18'6 x 16'3 (5.64m x 4.95m)

A large L-shaped room with two built-in double wardrobes, two windows to front elevation, further window to rear elevation enjoying countryside views, radiator and door to

EN-SUITE

A large en-suite comprising panelled bath, walk-in double shower cubicle, wash-hand basin with cupboard below, low flush WC and window to rear elevation.

BEDROOM TWO 11'9 x 11'7 (3.59m x 3.53m)

A good size double bedroom with built-in double wardrobe, radiator, window to rear elevation enjoying countryside views and door to

EN-SUITE

Comprising walk-in double shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to side elevation.

BEDROOM THREE 12' x 11'9 (3.65m x 3.59m)

With built-in double wardrobe, radiator, window to front elevation and door to

KITCHEN/FAMILY ROOM 30'4 x 16'9 (9.25m x 5.10m)

The true heart of the home, this magnificent room with underfloor heating and bi-folding doors opening onto the rear garden, has a contemporary kitchen with a range of ample wall and base units with integrated appliances including induction hob, twin ovens and warming drawer and central island unit. This room is perfect for entertaining, with a dining area and family area with superb southerly-facing panoramic views.

UTILITY ROOM

With a range of base units, plumbing for washing machine, space for tumble dryer, sink unit, window to front elevation and internal door to garage.

EN-SUITE

Comprising walk-in double shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to front elevation.

BEDROOM FOUR 11'4 x 8' (3.46m x 2.43m)

With built-in wardrobe, radiator and window to front elevation.

SHOWER ROOM

Comprising double shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to rear elevation.

OUTSIDE

The property sits on an elevated plot and is approached via a large block-paved driveway which provides parking for many vehicles and leads to an oversized single garage with twin powered roller doors.

The rear garden, which is a superb feature of this home and is southerly-facing, enjoys views over open countryside and has a large patio area, further patio area with summerhouse, greenhouse, raised beds and vegetable area. The garden is perfect for those lazy Sunday afternoons.

EPC RATING: C

COUNCIL TAX BAND: F (SKDC)



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