



Willow House Bulby, Lincolnshire PE10 0RU

£275,000



*** VERY WELL PRESENTED FAMILY HOME *** Offers are invited in excess of £275,000 for this lovely spacious home with no chain, located in one of Bourne's most desirable villages. This property is located within the farming community of Bulby approximately 15 minutes drive from Bourne. The property has a really warm and welcoming feel to it, with a dual aspect lounge, farm house style kitchen/breakfast room, traditional pantry, utility room, rear lobby to access the garden and a downstairs shower room. The landing has three good size bedrooms off it and a family bathroom. Outside the property is set back from the road with established front and rear gardens, off road parking leading to a single garage. To fully appreciate this lovely home viewings are highly recommended. EPC energy rating E - Council Tax Band B.

ENTRANCE HALL

UPVC double glazed door to front, radiator, stairs to first floor landing and understairs storage cupboard.

LOUNGE

17' 8" x 11' 2" (5.38m x 3.40m) (approx.) Dual aspect UPVC double glazed windows to front and rear, two radiators and open fireplace.

KITCHEN/BREAKFAST ROOM

12' 11" x 10' 10" (3.94m x 3.30m) (approx.) Fitted with a range of base and wall mounted units with work surfaces and tiled splashback, enamel sink and drainer unit with stainless steel pull out mixer tap and hose spray. Freestanding electric cooker with extractor fan over. Tiled floor and space and plumbing for automatic washing machine or dishwasher.

REAR LOBBY

Tiled floor, UPVC double glazed door to rear and UPVC double glazed window to rear.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with electric power shower, wash hand basin and low level WC with dual flush button. Tiled floor and UPVC double glazed window to front.

UTILITY ROOM

8' 7" x 7' 10" (2.62m x 2.39m) (approx.) Fitted with a range of base and wall mounted units with work surfaces over, Butler sink, plumbing for automatic washing machine, fridge/freezer space and tiled floor.

FIRST FLOOR LANDING

Port hole window and UPVC double glazed window to front, loft access and airing cupboard.

BEDROOM ONE

13' 1" x 10' 1" (3.99m x 3.07m) (approx.) UPVC double glazed window to rear, fitted wardrobes and radiator.

BEDROOM TWO

11' 2" x 10' 1" (3.40m x 3.07m) (approx.) UPVC double glazed window to rear and radiator.

BEDROOM THREE

10' 4" x 7' 3" (max.) (3.15m x 2.21m) (approx.) UPVC double glazed window to front and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with hand held shower attachment, wash hand basin with vanity unit and low level WC with dual flush button. Partly tiled walls, chrome heated towel rail and UPVC double glazed obscure window to side.

OUTSIDE

Front: Five bar gate and front entrance gate. Gravel driveway, paved patio area and mature shrubs, hedging, shed and greenhouse. Side access gates to rear garden.

Rear: Enclosed by fencing with raised lawn, mature shrubs, trees, gated gravel area and raised vegetable garden. Concrete patio area and oil tank.

GARAGE / WORKSHOP

Previously used as dog boarding kennels and fully insulated. Concrete walled with wooden cladding, front double doors, side door access, power and lighting.

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.

