

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

OPENING HOURS



7 CHAPEL LANE, THURLBY
PE10 0EW

£550,000

FREEHOLD



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Greatly improved and extended within the last two years, this impressive detached family home features a 28' open-plan contemporary kitchen/dining/family area with bi-folding doors opening onto the southwesterly-facing fully enclosed rear garden. Offered for sale in excellent decorative order throughout, this quality home has a good size lounge with cast-iron woodburner and study, whilst to the first floor are four double bedrooms with a luxury en-suite and bathroom. With internal oak doors and window sills and recently installed windows and heating system, viewing of this home is highly advised to appreciate the superb accommodation available. Thurlby is a popular village with excellent primary school, is within the catchment area for Bourne Grammar School, has excellent amenities and nearby walks and offers easy access to Bourne, Peterborough and Stamford.

Front entrance door opening to

HALLWAY

A spacious hallway with radiator and stairs leading to first floor.

CLOAKROOM

Comprising contemporary suite with wash-hand basin with cupboard below, low flush WC, radiator, attractive ceramic tiled flooring and double opening cupboard leading to Utility area with plumbing for washing machine and space for tumble dryer.

LOUNGE 16'3 x 12'7 (4.95m x 3.84m)

With recessed cast-iron woodburner with attractive surround, this room has ceiling and wall lighting, radiator and window to front elevation.

STUDY 9'3 x 7'9 (2.82m x 2.326m)

With radiator and window to front elevation.

LANDING

With access to loft with built-in ladder.

BEDROOM ONE 15'6 x 13' (4.72m x 3.96m)

With feature panelled wall, two built-in double wardrobes, radiator, window to front elevation and door to

LUXURY EN-SUITE

Comprising recently installed large shower cubicle, wash-hand basin with cupboard below, low flush WC, heated LED wall mirror, heated towel rail and radiator and window to front elevation.

BEDROOM TWO 16' max x 8'3 (4.88m max x 2.51m)

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

BEDROOM THREE 10'8 x 10'2 (3.25m x 3.10m)

With radiator and window to rear elevation.

BEDROOM FOUR 9' x 7' (2.74m x 2.13m)

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

KITCHEN/DINING/FAMILY ROOM 28'10 x 16' 10 (8.79m x 5.13m)

A truly stunning contemporary open-plan room with a recently fitted oak kitchen with a range of quality wall and base units with a range of built-in appliances including two ovens, induction hob with built-in extractor fan, fridge/freezer and dishwasher, central island unit, quartz worktops with integrated sink unit and boiling water tap, skylight windows, windows to rear and side elevations, dining area, living area with bi-folding doors opening onto the rear garden, two contemporary radiators, feature vaulted ceiling and door leading to

UTILITY ROOM 9' x 8'6 (2.74m x 2.59m)

With a range of wall and base units with built-in cloaks cupboard housing central heating boiler, radiator and door leading to rear garden.

BATHROOM

A recently installed luxury bathroom comprising panelled bath, wash-hand basin with cupboard below, low flush WC, heated towel rail and radiator, attractive wall tiling and window to rear elevation.

OUTSIDE

The property is approached via a block-paved driveway which provides parking for several vehicles and leads to a single garage with electric door, power and lighting.

The rear southwesterly-facing garden provides a high degree of privacy and is mainly laid to lawn with large patio area, paving and is enclosed by recently upgraded fencing.

EPC RATING: TBC

COUNCIL TAX BAND: D (SKDC)

Awaiting Floorplan

ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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