



5 Bourne Road, Thurlby, Bourne, Lincolnshire PE10 0LQ

£425,000



Impressive Detached Family Home in a Village Location Rosedale are delighted to present another wonderful property, originally purchased by our client in 2005. This home has been cherished by a lovely family who have now grown up and moved on. Set on a generous plot and located within a small hamlet of just three executive properties, the home enjoys a private setting, well back from the road. It boasts extensive gardens to both the front and rear, along with driveway parking for multiple vehicles. The property is predominantly bordered by mature hedging and trees, offering a high degree of privacy. Upon entering, you are welcomed by a spacious entrance hall leading to a dual-aspect lounge, cloakroom, separate dining room, office, and a kitchen/breakfast room. There is also a utility room with a door providing access to the garage. Upstairs, the property offers four generously sized bedrooms, including an en-suite to the main bedroom, as well as a family bathroom. Externally, there is a gravel driveway leading to a double garage, a mature front garden, and gated access to the rear garden. This property is being sold with NO CHAIN. Viewings are highly recommended to fully appreciate everything this fantastic family home has to offer. EPC Energy Rating C - Council Tax Band E.

ENTRANCE HALL

Double glazed multi locking door to front, stairs to first floor, radiator, under stairs cupboard, artex and coving.

LOUNGE

20' 0" x 11' 0" (6.10m x 3.35m) (approx.) Gas fire with feature surround, French doors to garden, coving, artex, two radiators and sealed unit double glazed window to front.

DINING ROOM

13' 5" x 11' 11" (4.09m x 3.63m) (approx.) Double radiator, artex, coving and sealed unit double glazed window to rear.

STUDY

9' 5" x 8' 6" (2.87m x 2.59m) (approx.) Radiator, artex, coving and sealed unit double glazed window to front.

KITCHEN/BREAKFAST ROOM

12' 3" x 11' 10" (3.73m x 3.61m) (approx.) Fitted with a range of base and eye level units, inset sink with mixer tap, tiled splash back, gas hob, extractor, integrated double oven, integrated dishwasher, integrated fridge freezer, tiled flooring, double radiator, coving and sealed unit double glazed window to side.

UTILITY ROOM

9' 5" x 6' 11" (2.87m x 2.11m) (approx.) Fitted with a range of base units, inset sink, tiled splash back, plumbing and space for washing machine and tumble dryer, tiled flooring, double glazed multi locking door to side and sealed unit double glazed window to side.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, tiled flooring, radiator and sealed unit obscure double glazed window to side.

FIRST FLOOR LANDING

Radiator, artex, coving, access to an insulated and mainly boarded loft, airing cupboard and sealed unit double glazed window to rear.

BEDROOM ONE

15' 11" x 12' 10" (4.85m x 3.91m) (approx.) Sealed unit double glazed window to side and rear, fitted wardrobe and double radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, radiator, artex, coving and sealed unit obscure window to side.

BEDROOM TWO

12' 0" x 9' 10" (3.66m x 3.00m) (approx.) Sealed unit double glazed window to front, fitted wardrobe, radiator, artex and coving.

BEDROOM THREE

12' 0" x 9' 8" (3.66m x 2.95m) (approx.) Sealed unit double glazed window to rear, radiator, artex and coving.

BEDROOM FOUR

9' 9" x 8' 11" (2.97m x 2.72m) (approx.) Sealed unit double glazed window to front, radiator, artex and coving.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, tiled walls, radiator, artex, coving and sealed unit obscure double glazed window to front.

OUTSIDE

The front of the property is laid to lawn with trees and mature shrubs. There is a gravel driveway with plenty of off road parking, leading to a double garage, electric car charging point and outdoor tap.

The large fully enclosed rear garden is mainly laid to lawn with paved patio, mature shrubs, bushes, 10x8 metal shed, gated side access, not overlooked and enclosed by fencing.

DOUBLE GARAGE

Up and over doors, power, light and window to side.

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.

