



Four bedroom family home with double garaging

11 The Kippings, Thurlby, Bourne, Lincolnshire, PE10 0HY

Freehold



Hallway • Sitting Room • Dining Room • Kitchen/Diner
Principal Bedroom with en suite shower room • Three
Further Bedrooms • Family Shower Room • Double
Garage • Driveway • Pizza oven with dining area

Location

The Kippings is well placed for access to the village's local amenities, primary and nursery schools, and the green spaces of Thurlby Village Park. The town of Stamford lies 9.9 miles to the south-west, while nearby Bourne has further choice, ancient woodlands, and an excellent choice of local schooling that includes the highly regarded Bourne Grammar School. Peterborough Station, with trains to London Kings Cross every 20 minutes during peak periods, and Cambridge, is 14.1 miles. Peterborough City Hospital is 14.3 miles.

The Property

An impeccably presented modern turnkey house with exceptional gardens designed for al fresco entertaining, complete with pizza oven, the property is situated within the village of Thurlby. A tastefully chosen design scheme includes engineered wood floors, a light filled layout with generously proportioned rooms, a superbly appointed kitchen and excellent shower rooms. Its two reception rooms and four bedrooms make it ideal for a growing family. Externally there is double garaging currently configured as a gym and private driveway parking.

Accommodation

Arranged over two floors the accommodation extends to over 1200 sq ft and has an easy flowing layout well suited to family life. The double-fronted property opens onto a central hallway with an engineered wood floor and doors leading to sitting and dining rooms on either side. A substantial double aspect sitting room has a focal point fireplace and sliding doors to the patio, and the additional dining room is light and bright and equally well-presented. A bright Shaker-style kitchen has further access to the landscaped rear garden and is appointed with quartz countertops and a breakfast bar. On the first floor the high levels of presentation are echoed in a large principal bedroom with tasteful fitted wardrobes and an en suite shower room. Three further bedrooms offer flexible family accommodation with one benefiting from fitted storage of its own and hot and cold air cooling throughout. A family shower with feature glass framed walk-in shower completes this floor.

EPC Rating: D

Services: All mains services

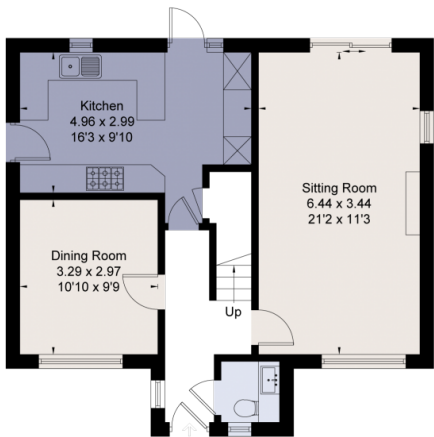
Local Authority:

Lincolnshire County Council.
Council Tax Band D

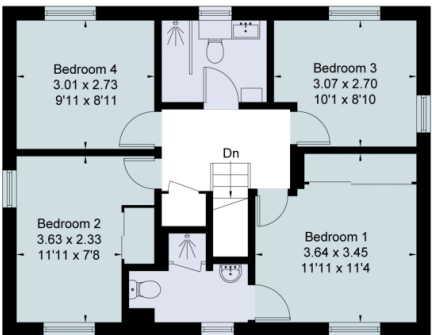




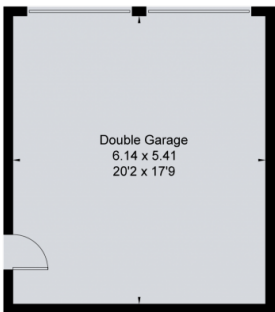
Approximate Area = 114.3 sq m / 1230 sq ft
Garage = 33.2 sq m / 357 sq ft
Total = 147.5 sq m / 1587 sq ft
For identification only. Not to scale.
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Ground Floor



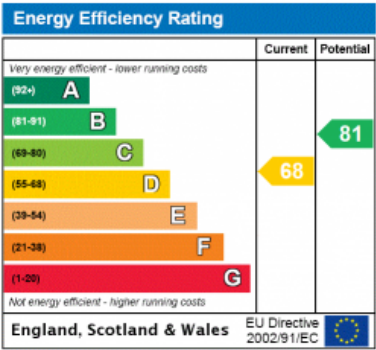
First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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