



11 Northorpe Lane, Thurlby, Bourne, PE10 0HE

Nestled on Northorpe Lane in the charming village of Thurlby, this immaculately presented house offers a delightful blend of comfort and elegance. With four spacious double bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

One of the standout features of this home is the stunning field views to the rear, providing a serene backdrop that enhances the sense of tranquillity. The large garden is a true gem, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air in a peaceful setting.

The interior of the house has been thoughtfully designed and maintained to a high standard, ensuring that it is ready for you to move in and make it your own. The combination of generous living spaces and the picturesque surroundings makes this property a rare find in the area.

Whether you are looking for a family home or a peaceful retreat, this house on Northorpe Lane is sure to impress. Do not miss the opportunity to view this exceptional property and experience the lifestyle it has to offer.

£625,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stunning family home
 - Ensuite and four piece family bathroom
 - Three reception rooms
 - Popular village location with great amenities
 - NO CHAIN
- Great energy rating - solar panels owned by house
 - Large rear garden with open views
 - Double garage and driveway
 - Close to Stamford and Bourne
 - EPC: B Council Tax: E



ACCOMMODATION:

- Porch**

Entrance Hallway

Downstairs W/C

Lounge
7.31m x 4.02m (23'11" x 13'2")

Family Room/Study
4.29m x 3.96m (14'0" x 12'11")

Kitchen Diner
8.93m x 2.62m (29'3" x 8'7")

Utility Room

Garden Room
7.0m x 2.97m (22'11" x 9'8")
- First floor landing**

Principle Bedroom
4.07m x 4m (13'4" x 13'1")

Ensuite

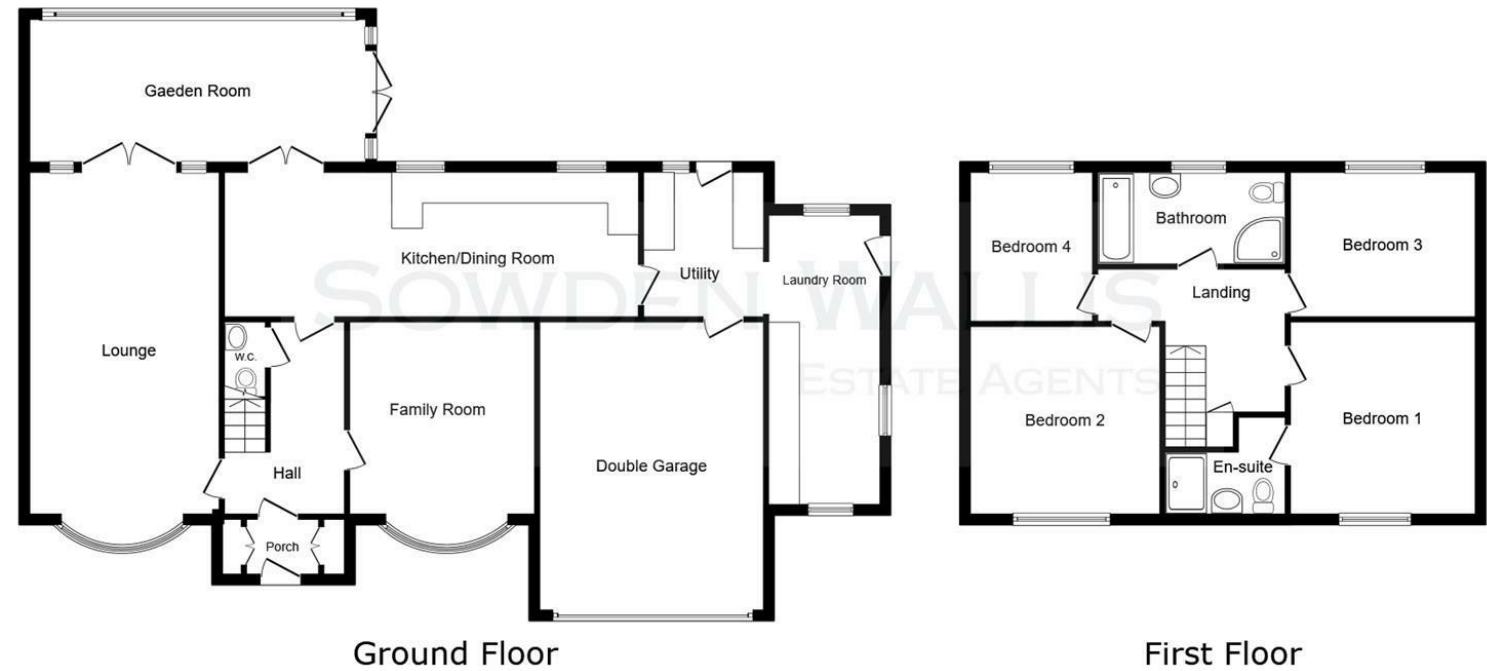
Bedroom Two
4.0m x 3.51m (13'1" x 11'6")

Bedroom Three
3.68m x 3.12m (12'0" x 10'2")

Bedroom Four
3.42m x 2.98m (11'2" x 9'9")

Family bathroom

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io