



34 Northorpe Lane, Thurlby, PE10 0HG

£450,000

- Extended four bedroom family home
- Convenient village located between Bourne and Market Deeping
- Great frontage providing ample off road parking
- Large rear garden split into different areas
- Two reception areas plus large extension area to rear
- Main bedroom with dressing room and en-suite
- Fantastic open plan kitchen diner lounge area to rear
- View to appreciate the size of the accommodation

Thurlby is a popular village, ideally positioned between the two market towns of Bourne and Market Deeping. This beautifully presented and extended family home offers spacious and versatile accommodation, with a fantastic open-plan kitchen and living space creating a real heart to the home.

From the moment you arrive, the property has a welcoming interior and a well designed layout that flows naturally throughout. The ground floor offers a comfortable lounge and useful study, ideal for modern family life and working from home.

To the rear, the impressive extension creates a superb open plan kitchen, dining and living area. This generous space is perfect for everyday family life, while also providing an excellent setting for entertaining friends and family.

Upstairs, there are four bedrooms, with the principal bedroom benefiting from its own dressing room and en-suite, creating a private retreat.

Externally, the property has an attractive frontage, while the rear garden is equally impressive. A great outdoor entertaining and dining area leads onto a good-sized rear garden, providing plenty of space for children to play, relaxing in the sunshine or enjoying summer gatherings.

With its excellent location, generous accommodation, stylish extension and fantastic outdoor space, this is a home that offers everything a modern family could want. A wonderful family property in a highly convenient and desirable Lincolnshire village.

Entrance Hall 9'3" x 6'9" (2.82m x 2.08m)



Entrance door to front with glazed side panels. Radiator. Wood effect flooring.

Cloakroom



Window to front. Fitted with a two piece suite comprising toilet. Wash hand basin. Partially tiled walls. Radiator.

Hallway 12'0" x 7'10" (3.68m x 2.40m)



Door leading from entrance hall. Stairs to first floor landing. Built in under stairs storage units. Radiator. Built in storage cupboard. Wood effect flooring.

Lounge 11'5" x 16'11" (3.48m x 5.16m)



Window to front. Feature fireplace with open fire and wooden surround. Radiator. Wood effect flooring.



Dining Area 10'8" x 22'1" (3.27m x 6.75m)



Vertical radiator. Wood effect flooring.



Snug



Window to rear. Bi-folding doors to rear garden. Wood burner. Wood effect flooring.



Kitchen 15'5" x 22'9" (4.72m x 6.95m)



Two Velux windows to rear. Two windows to side. Fitted with a range of base and eye level units. Enamel sink unit with drainer and mixer tap. Partially tiled walls. Range cooker. Breakfast bar. Space for fridge/freezer. Integrated dishwasher. Radiator. Wood effect flooring.



Utility Room 6'11" x 8'2" (2.12m x 2.50m)



Window to rear. Door to side. Eye level unit. Worktop space. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler. Built in storage cupboard. Wood effect flooring.

Office 16'10" x 7'8" (5.14m x 2.34m)



Window to front. Radiator. Wood effect flooring.

First Floor Landing



Window to front. Doors to bedrooms and bathroom. Loft access. Airing cupboard.

Bedroom 1 11'10" x 8'9" (3.63m x 2.69m)



Window to rear. Radiator. Carpeted.



En-suite 6'1" x 6'11" (1.87m x 2.12m)



Window to rear. Fitted with a three piece suite comprising panelled bath with shower attachment. Wash hand basin. Toilet. Partially tiled walls. Radiator. Tiled flooring.

Dressing Room 10'6" x 8'2" (3.21m x 2.50m)



Window to front. Built in wardrobes. Wood effect flooring.

Bedroom 2 13'4" x 10'5" (4.07m x 3.20m)



Window to rear. Radiator. Built in double door wardrobe. Carpeted.

Bedroom 4 8'11" x 8'3" (2.74m x 2.52m)



Window to front. Radiator. Built in storage cupboard. Wood effect flooring.

Bedroom 3 8'11" x 13'6" (2.74m x 4.12m)



Window to front. Radiator. Wood effect flooring.

Shower Room 6'3" x 7'1" (1.91m x 2.16m)



Window to rear. Fitted with a three piece suite comprising double shower cubicle with rainfall head and separate shower attachment. Wash hand basin. Toilet. Fully tiled walls. Heated towel rail. Tiled flooring.

Outside



The front of the property has a gravel driveway providing off road parking for several vehicles and enclosed by mature hedging. Side gated access to the rear of the property.

The rear garden is enclosed by timber fencing and hedging. Enclosed timber decking area, ideal for entertaining. Gravel area leading to the lawn area with mature shrubs and trees. Raised decking area to the rear of the garden with summer house. Covered area to side.



Thurlby Village

Thurlby is a popular and picturesque village in Lincolnshire, conveniently situated between Bourne and Market Deeping. With its attractive countryside, village character and excellent walking opportunities, it's a lovely place to visit and a great base for exploring the surrounding area.

Dole Wood is a woodland nature reserve just

outside the village, particularly noted for its beautiful woodland wildflowers. It is a popular walk with locals and, throughout the year, offers something different to discover with every visit.

There are plenty of other walks around Thurlby too, with footpaths leading through the surrounding countryside and connecting the village with nearby places. The landscape is particularly attractive because Thurlby sits where the Lincolnshire Fens meet the gentle slopes of the Kesteven Uplands, giving walkers a wonderful mix of woodland, open farmland and beautiful countryside views.

Whether you're looking for a pleasant village to explore, somewhere to enjoy a countryside walk, or simply a beautiful woodland to visit, Thurlby is well worth discovering.

Property Postcode

For location purposes the postcode of this property is: PE10 0HG

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
 Council tax band: E
 Annual charge: No
 Property construction: Brick and block cavity wall with concrete roof tiles.
 Electricity supply: Ovo
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas central heating
 Heating features: Wood burner
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.
 Parking: Driveway
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
 Coastal erosion risk: No
 Planning permission: Please refer to Local Council Planning Portal for any planning applications. S14/0093/DEXT – Planning for an extension to the rear of the house.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: C76

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering

Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

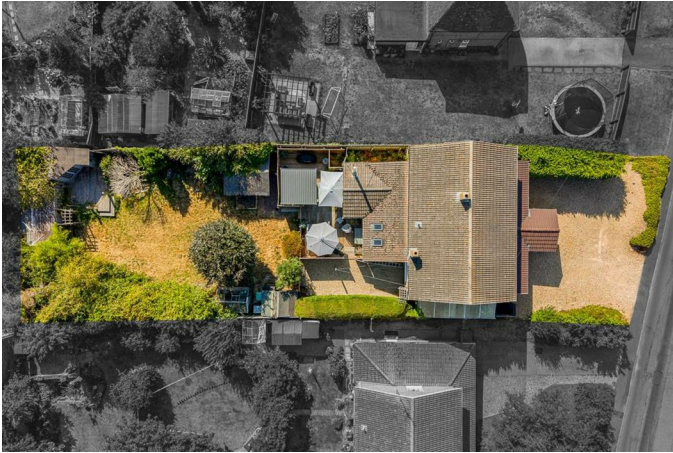
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

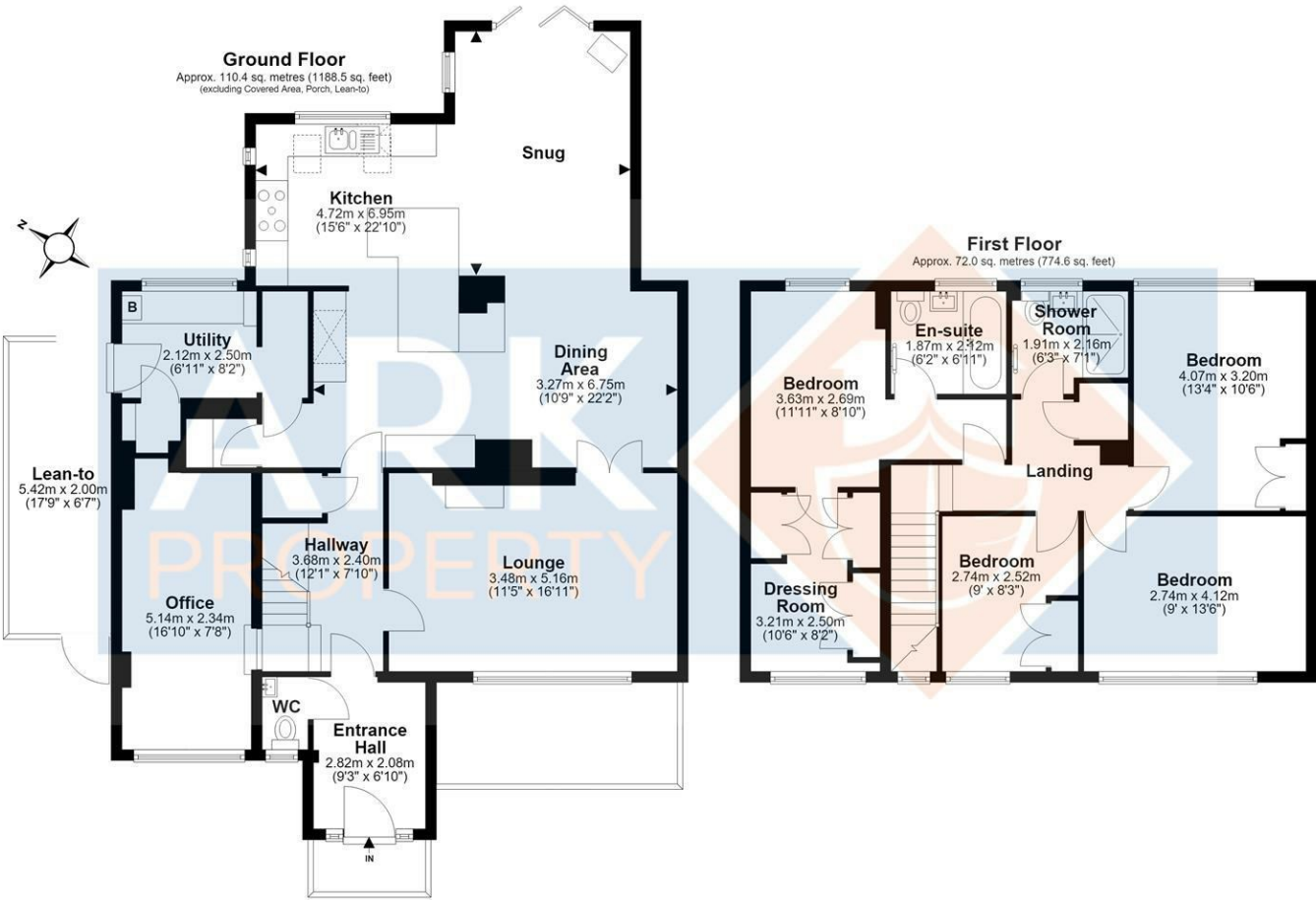
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





Floor Plan



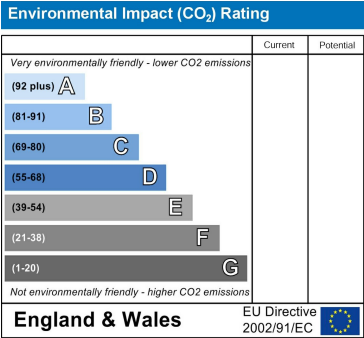
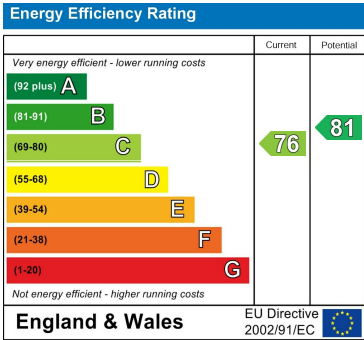
Total area: approx. 182.4 sq. metres (1963.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

