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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



44 Main Road, Dowsby, Bourne, Lincolnshire, PE10 0TL

£210,000 Freehold

- Cloakroom & Bathroom
- Kitchen
- Lounge
- No Onward Chain, Viewing Highly Recommended
- Potential to Extend

This attractive semi detached cottage is located on a large plot and subject to normal planning permissions has excellent potential to extend the original property. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Accommodation

Sliding patio doors open into Conservatory.

Conservatory

5' 0" x 9' 9" (1.52m x 2.97m) Constructed sealed unit double glazed panels with a glass sloped roof, power and light connected, hot and cold water supply for plumbing for automatic washing machine. Glazed door opening to Kitchen.

Kitchen

10' 8" x 12' 4" (3.25m x 3.76m) Fitted floor standing and wall mounted wooden fronted cupboards including two glass fronted display cabinets, complimentary fitted worktops and splash back tiling, inset sink and drainer with mixer taps, wall mounted digital thermostat heating control, radiator, floor standing oil fired central heating boiler. Stairs off Kitchen leading to first floor.



Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, extractor fan.

Lounge

9' 5" x 15' 10" (2.87m x 4.83m) Open fire place with stone surround, wooden mantle, two wall light points, radiator, window to front and side.

Landing

Radiator.

Bedroom 1

8' 7" x 15' 11" max (2.62m x 4.85m) Radiator, window to rear.

Bedroom 2

7' 8" x 11' 7" (2.34m x 3.53m) Ornamental fire place, window to front.

Bathroom

7' 9" x 8' 4" (2.36m x 2.54m) Panelled bath, WC, pedestal wash hand basin, splash back tiling, radiator, window to front.

Garden

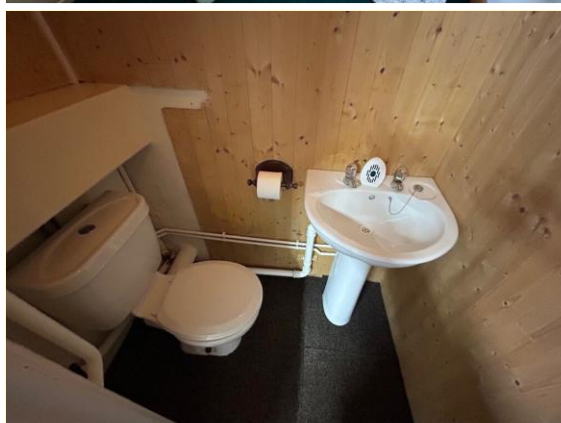
This property benefits from a large plot with lovely views at the rear which could easily be opened up by cutting down several larger shrubs and trees. The front of the cottage has a mature conifer hedge with the remainder laid to lawn. A large gravelled driveway to one side provides off road parking for several cars. The remainder of the rear and side garden is laid to lawn with attractive trees and shrubs. Included in the sale is a timber summer house, 8 wooden built aviaries and a single garage. This is a lovely size garden with great potential.

Garage

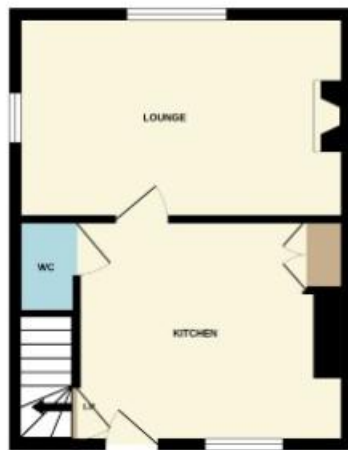
9' 8" x 18' 3" (2.95m x 5.56m) Twin opening timber doors, power and light connected, oil tank.

AGENTS NOTE

Please note there is an OVERAGE provision affecting this property. If any planning permission is obtained to redevelop the whole or any part of the property (not including any extension to the original house) within 80 years of 31st May 1989 then half of the uplift in the value of the property would be payable to the original vendor. Buyers are recommended to make their own enquires through their legal representative.



GROUND FLOOR



1ST FLOOR



TENURE Freehold

SERVICES Water and Electric

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3573903

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		