



Briar House, Dowsby

4 1 3

Key Features

- NO ONWARD CHAIN!
- STUNNING POSITION SURROUNDED BY OPEN FIELDS
- FOUR DOUBLE BEDROOMS
- EXTENSIVE SOUTH-FACING PLOT
- Dowsby Bus Routes Provide Easy Access to Bourne & Sleaford
- 2/3 of an Acre
- Useful Barn & Driveway Parking
- Council Tax Band - D
- EPC Rating G
- Freehold

£425,000





NO ONWARD CHAIN

This detached family home is sat in a RURAL POSITION on an EXTENSIVE SOUTH-FACING REAR PLOT, stretching to approximately 2/3 of an acre. With open fields to the front, side and rear, the property sits in an enviable position, offering potential for extension, useful barn also offering potential for redevelopment, as well as driveway parking to the front aspect. The property itself comprises of three reception rooms, conservatory, kitchen with utility room, as well as FOUR DOUBLE BEDROOMS upstairs alongside family bathroom.

Upon entering the home via the front porch, the entrance hall provides access to the sitting room, office and dining room, as well as providing stairs leading to the first floor. The dual-aspect sitting room with a stunning fireplace stretches from front to rear, with a door leading to the rear garden. The office is set to the rear, adjacent to the dining room, which benefits from Herringbone parquet flooring and a Calor gas fireplace, leading openly to the conservatory, which is an excellent reception space to enjoy the view of the rear garden. From the dining room you can also access the kitchen, housing a useful pantry, space for a range cooker and ample work surface and cupboard storage. Completing the downstairs accommodation is the downstairs WC, utility room housing space and plumbing for a dishwasher, washing machine and tumble dryer, as well as the rear porch, providing access to both front and rear of the home.

Upstairs the first floor landing separates four double bedrooms, as well as the family bathroom, which hosts a three-piece suite.

Outside the property benefits from driveway parking and front garden, as well as the useful barn, currently used as a wood store, however offers potential to be redeveloped for a different use. To the rear is an extensive south-facing garden, backing and siding onto fields, hosting mature trees and orchard, as well as providing exciting potential to extend into, subject to planning permission.

Entrance Hall 5.77m x 1.80m (18'11" x 5'11")

Sitting Room 7.49m x 3.35m (24'7" x 11'0")

Office/Playroom 3.53m x 1.65m (11'7" x 5'5")

Dining Room 4.32m x 3.61m (14'2" x 11'10")

Sun Room 3.96m x 3.05m (13'0" x 10'0")

Kitchen 4.80m x 3.05m (15'8" x 10'0")

Utility Room 3.07m x 2.03m (10'1" x 6'8")

Rear Porch 3.53m x 1.83m (11'7" x 6'0")

Bedroom One 5.13m x 3.56m (16'10" x 11'8")

Bedroom Two 3.63m x 3.40m (11'11" x 11'2")

Bedroom Three 3.61m x 2.84m (11'10" x 9'4")

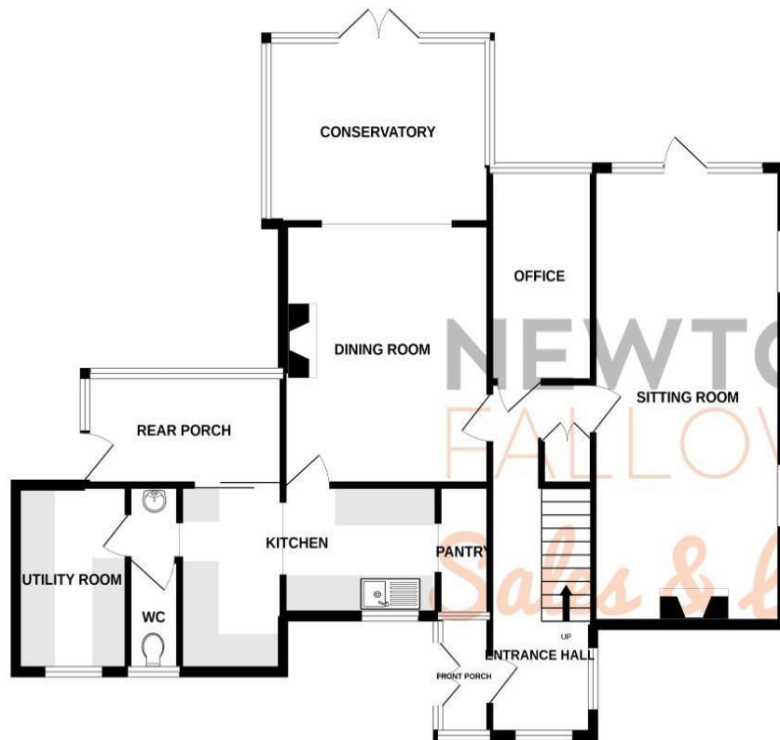
Bedroom Four 3.63m x 2.41m (11'11" x 7'11")

Family Bathroom 2.51m x 1.91m (8'2" x 6'4")

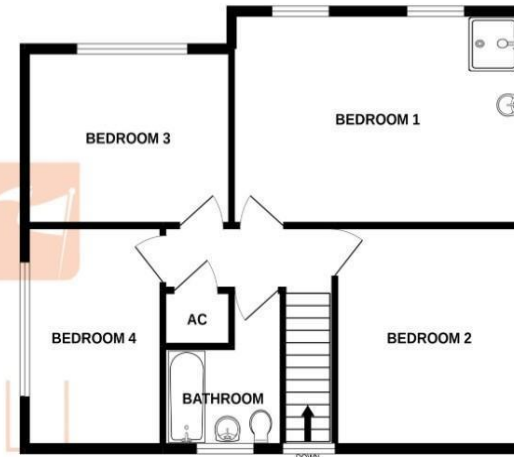
Location

There are 3 primary schools within easy access and school buses in Dowsby to the local comprehensive and grammar schools. Further local amenities include an excellent Post Office with gift shop, Co-op, Butcher, Pub, and another General Store.

GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G	15 G	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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