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# Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



Woodlands, 37 Main Road, Dowsby , Bourne, PE10 0TL

- SELLER GIFTING £44,000  
TOWARDS STAMP DUTY

- Architect designed individual house
- Four Double Bedrooms
- High Specification Fixtures and Fittings
- No Onward Chain

**£785,000 Freehold**

**BUYER INCENTIVE - VENDOR WILL PAY STAMP DUTY ON THIS PROPERTY A SAVING OF £44,000.** A rare and exciting opportunity has arisen to purchase this beautiful architect designed brand new stone built detached house situated on a large plot of approximately 1/4 of an acre. This property has many wow factors including a fabulous living kitchen, two large reception rooms, four double bedrooms and a large plot. Viewing is essential to appreciate the size of accommodation and the high specification that this property has been finished to.

SPALDING 01775 766766 BOURNE 01778 420406

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





#### **AGENTS NOTE**

Dowsby is a pretty Lincolnshire village approximately 6 miles North of Bourne. Bourne benefits from several schools including Bourne Grammar school and Bourne Academy and there is a free school bus for children attending these schools. There are several national supermarkets and local shops in Bourne and also regular public transport to both Stamford and Peterborough. From Peterborough there are also direct train links to London Kings cross. Overall this is a stunning property that should most definitely be viewed at the earliest opportunity.





### Accommodation

Front door opening to impressive Entrance Hallway: 16'8" x 8'2"  
Under floor heating, under stairs storage cupboard, stairs to first floor, wall mounted digital heating control, further deep storage cupboard.

### Living Kitchen

15' 8" Max x 30' 3" (4.78m x 9.22m) A most impressive room with Bi-Fold doors opening to the rear garden. To Kitchen end, Wall mounted and floor standing fitted cupboards including three deep pan drawers, complimentary marble effect fitted worktops and splash backs, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, integrated fridge and freezer, integrated dishwasher, four ring ceramic hob with extractor canopy over, integrated eye level microwave oven, electric oven, inset ceiling spot lights, under floor heating, wall mounted thermostatic heating control.



### Utility Room

6' 2" x 14' 5" (1.88m x 4.39m) Wall mounted and floor standing fitted cupboards with complimentary marble effect worktops and splash backs, inset polycarbonate sink and drainer with mixer tap, boiler cupboard with eco friendly electric boiler, space and plumbing under worktop for automatic washing machine, part glazed uPVC door to outside, inset ceiling spot lights, under floor heating, pedestrian door to double garage.



### Lounge

12' 0" x 19' 2" (3.66m x 5.84m) Under floor heating, open fire place ( PLEASE NOTE BUYERS WILL BE GIVEN AN ALLOWANCE TO CHOOSE THEIR OWN SURROUND) inset ceiling spot lights.



### Study

8' 10" x 12' 4" (2.69m x 3.76m) Wall mounted digital heating control, under floor heating.

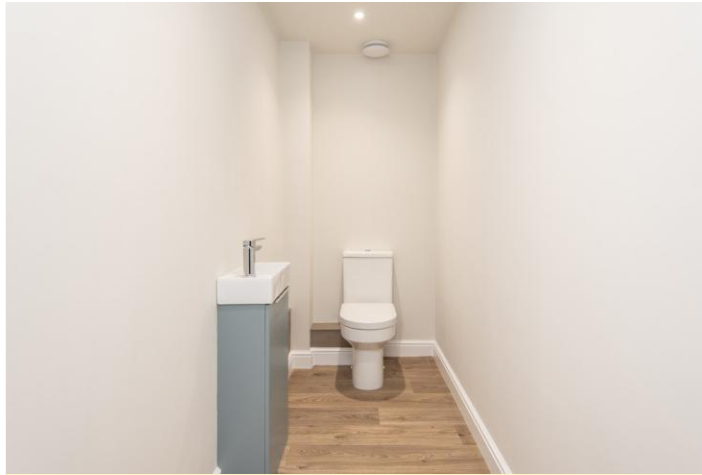
### Cloakroom

Low level WC with concealed flush, wash hand basin with vanity cupboard, inset ceiling spot lights, under floor heating.

### Bedroom 1

14' 10" x 13' 0" (4.52m x 3.96m) TV Point , telephone point, radiator, window to rear,





### **Ensuite Shower Room**

Double width shower cubicle with glass screen and splash boards, wash hand basin with water fall tap and vanity cupboard, low level WC with concealed flush, chrome heated ladder towel, wooden effect vinyl flooring, inset ceiling spot lights.

### **Bedroom 2**

10' 8" x 13' 6" (3.25m x 4.11m) TV point, telephone point, radiator, window to front.

### **Bedroom 3**

12' 1" x 11' 10" (3.68m x 3.61m) TV point, telephone point, radiator, window to front.

### **Bedroom 4**

14' 11" x 13' 0" (4.55m x 3.96m) TV point, telephone point, radiator, window to rear.

### **Family Bathroom**

6' 10" x 10' 4" (2.08m x 3.15m) Walk in double width shower with glass screen, large umbrella style head and mixer shower attachment, panelled bath, wash hand basin with water fall tap and vanity cupboard under, low level WC with concealed flush, chrome heated ladder towel rail, wooden effect vinyl flooring.

### **Garden**

This property is accessed via a long private and impressive gravelled driveway leading to the front garden which has plenty of room for parking several cars and leads to a double garage with an electric up and over door. The remainder of the front garden will shortly be turfed and there is also an electric car charging point. Access to the rear garden is via either side of the house. The rear garden is a lovely feature of this property. It is an impressive size plot and has lovely views over open fields and countryside. The rear garden benefits from two paved patios with the remainder laid to a large lawn. Overall a garden that must be seen to appreciate everything it has to offer.

### **Galleried Landing**

Access to roof storage space, radiator, wall mounted digital heating control.

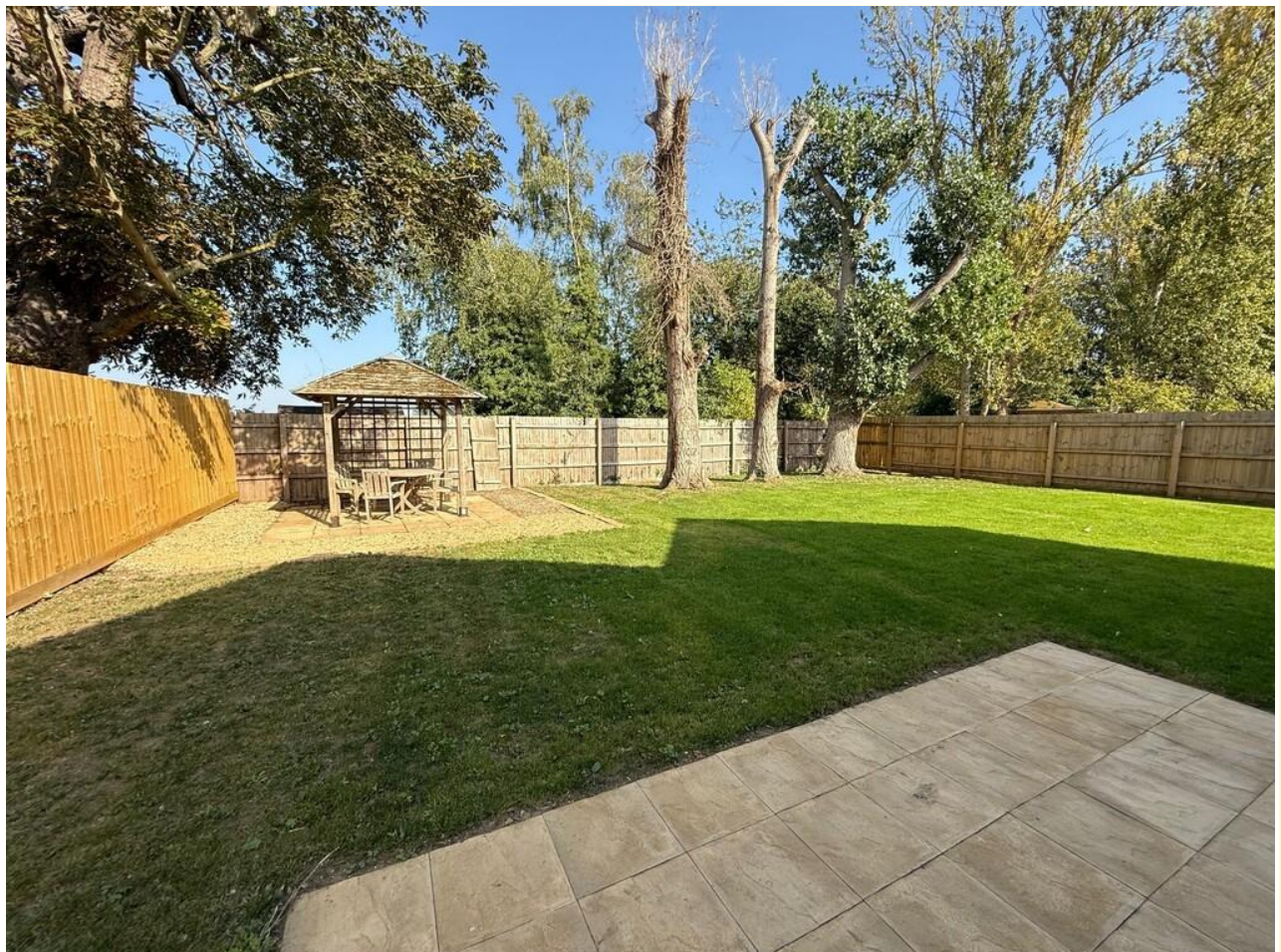




## AGENTS NOTE

This new build property benefits from a 10 year new build warranty with ADVANTAGE. Woodlands is situated in the pretty Lincolnshire village of Dowsby which has a thriving community centre with regular functions and activities and a beautiful 12th century Church. It is just 2.5 miles from local shops, supermarkets, restaurants and bars. There are excellent local schools close by including Bourne Grammar, Kings Grammar school in Grantham and Stamford public schools. There are also good road links to the A1 and from Peterborough station and also Grantham station there is a direct train to London Kings Cross. \* Buyers will be given an allowance to choose a fire surround of their own choice. \* All Woodwork in the property has been primed and buyers can choose if they want it stained or painted white. \* The vinyl flooring to the ground floor has a 15 year guarantee \* Eco friendly electric boiler\* The back fence will be renewed prior to completion. \* The two large trees in the garden are being removed and a swing feature created. \* Internet connection to house\* Electric car charging point\* Electric garage door\* Front garden will be turfed\* All bedrooms and landing will be carpeted. 16 Solar Panels are included with this purchase which generate 7.4 kilo watts of electricity and includes a battery. Buyers will benefit from cheaper electricity with excess being feed into the National Grid and credited back to buyers accounts.

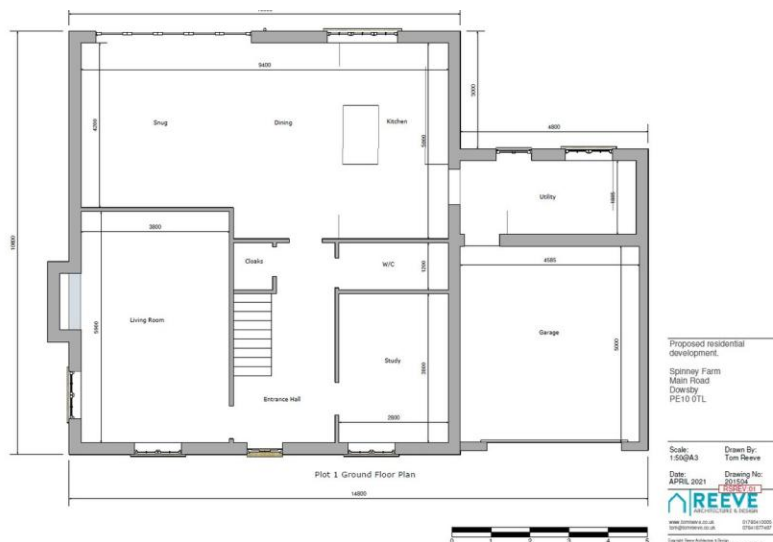












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Gas, Electric, Water

**COUNCIL TAX BAND** TBC

#### 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-3784619

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

R. Longstaff & Co LLP.

23 North Street

Bourne

Lincolnshire

PE10 9AE

#### CONTACT

T: 01778 420406

E: [boume@longstaff.co.uk](mailto:boume@longstaff.co.uk)

[www.longstaff.co.uk](http://www.longstaff.co.uk)