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Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



6 Main Road , Dyke, Bourne , PE10 0AF

£240,000 Freehold

- Semi Detached House
- Popular Village Location
- Lounge
- Conservatory
- Kitchen, Utility Room

A unique opportunity to purchase an ex council house in a popular village location with enviable views across open fields at the rear. This property benefits from two large reception rooms and three bedrooms. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Front door opening to Entrance hallway, Stairs to first floor.

LOUNGE

17' 11" x 10' 4" (5.46m x 3.15m)

KITCHEN/DINER

10' 4" x 10' 11" (3.15m x 3.33m)

INNER LOBBY

3' 4" x 14' 2" (1.02m x 4.32m)

UTILITY ROOM

5' 10" x 7' 0" (1.78m x 2.13m)

CLOAKROOM

FIRST FLOOR LANDING

FAMILY BATHROOM



Roll top ball & claw bath with shower over, pedestal wash hand basin, low level WC with concealed flush, fully tiled walls, ceramic floor tiles, chrome heated ladder towel rail.

BEDROOM 1

10' 11" x 10' 5" (3.33m x 3.18m) Window to rear

BEDROOM 2

13' 10" x 10' 4" (4.22m x 3.15m)

BEDROOM 3

10' 4" x 7' 2" (3.15m x 2.18m) Window to front.

CONSERVATORY

8' 11" x 11' 4" (2.72m x 3.45m)

EXTERNALLY

This property is situated on an exceptionally large plot with gardens to both the front and rear. The rear garden is mostly laid to lawn and benefits from far reaching views across open fields and countryside.

DIRECTIONS

From Eckfords and Longstaff office proceed to the centre of town. At the traffic lights turn left and head along the A15. After approximately one mile turn right into the village of Dyke. Number 6 is located on the right hand side.

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND C

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: 17794

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		