

37 MAIN ROAD, DYKE, BOURNE, PE10 0AF



£195,000 OFFERS IN EXCESS OF

"Cottage with field views in pretty village location"

- SEMI DETACHED COTTAGE
- PRETTY VILLAGE LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- IN NEED OF MODERNISATION
- OPEN FIELD VIEWS
- CHARMING ORIGINAL FEATURES
- IDEAL FOR BUYERS SEEKING A CHARACTERFUL PROJECT
- OUTBUILDINGS WITH SCOPE TO CONVERT
- EPC ENERGY RATING D - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

This delightful 1912-built semi detached cottage presents a wonderful opportunity to create a bespoke home in the heart of a pretty and tranquil village.

Enjoying open views over fields to the rear, the property retains some charming original features and offers fantastic potential for renovation. In need of modernisation throughout, it provides a blank canvas for those wishing to combine period charm with modern living.

Ideal for buyers seeking a characterful project, the accommodation includes a lounge open to the dining room, kitchen, bathroom, and three bedrooms.

Outside, there are two small outbuildings directly behind the house, along with a derelict piggery at the end of the garden-offering exciting scope to convert into a garden room, studio, or home office.



3 Bedrooms 1 Bathroom 2 Reception



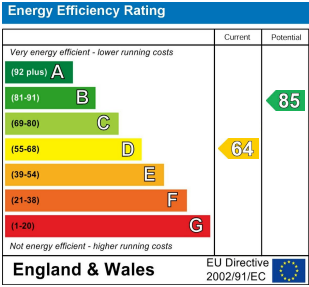


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: B

For the MATERIAL INFORMATION REPORT on this property select the link - 29153145

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

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12 North Street, Bourne, Lincolnshire, PE10 9AB



IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

