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

£210,000 - Freehold

### Property Summary

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.

### Features

- Semi Detached Cottage
- Kitchen
- Lounge
- Two Bedrooms
- Cloakroom & Bathroom
- No Onward Chain, Viewing Highly Recommended
- Potential to Extend



# Room Descriptions

## Ground Floor

### 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 thermostatic 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.

## First Floor

### 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 handbasin, splash back tiling, radiator, window to front.

## Externally

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual buildings, rooms and site areas are approximate and are not intended to be used for any legal, planning or other purposes. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplans and measurements and is advised to consult a professional surveyor for more details. © 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	