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Rosewood Cottage, Main Road, Dunsby, Bourne, Lincolnshire PE10 0UB

GUIDE PRICE - £495,000 Freehold

- Detached Cottage of Character and Appeal
- Three Reception Rooms
- Kitchen
- Four Bedrooms
- Building Plot

A unique opportunity has arisen to purchase this spacious cottage with a building plot with Outline Planning Permission to erect a single dwelling. This property does require some modernisation. Buyers are encouraged to make their own enquiries at SKDC under reference number S22/0460.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ACCOMMODATION**

UPVC part glazed door to Entrance Porch: Ceramic floor tiles, second timber door to Entrance Hallway.

CLOAKROOM/UTILITY

Low level WC with concealed flush, radiator, floor standing oil fired central heating boiler, space and plumbing for a automatic washing machine.

KITCHEN

8' 11" x 11' 1" (2.74m x 3.38m) Fitted white wall mounted and floor standing cupboards with complimentary worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, double electric oven, small under stairs storage cupboard, radiator, stairs to first floor.



DINING ROOM

12' 2" x 11' 1" (3.71m x 3.40m) Radiator.

LOUNGE

10' 11" x 21' 5" (3.33m x 6.55m) Two wall light points, two radiators, chimney breast with stone hearth, open through to Snug (9'3" x 5'9"), sliding patio doors to conservatory.

CONSERVATORY

15' 10" x 17' 3" (4.83m x 5.26m) Constructed brick pillars with sealed unit double glazed panels between, warm roof, patio doors opening to rear garden, ceramic floor tiles.

BEDROOM 1

11' 1" x 12' 0" (3.40m x 3.68m) Radiator, window to rear.

BEDROOM 4

8' 3" x 9' 1" (2.54m x 2.77m) Built in storage cupboard, radiator, window to side. Please note this room is a walk through to Inner Hallway.

INNER HALLWAY

Access to roof's storage space.

SHOWER ROOM

Double width shower cubicle, wash hand basin with vanity cupboard under, radiator, wall mounted electric fan.

BEDROOM 2

12' 0" x 11' 1" (3.68m x 3.38m) Radiator, window to rear.

BEDROOM 3

5' 10" x 9' 4" (1.80m x 2.87m) Radiator, window to rear.

BATHROOM

Panelled bath, wash hand basin with vanity cupboard, low level WC, airing cupboard, wall mounted electric heater, extractor fan, radiator.

EXTERNALLY

GARDEN

Twin opening wrought iron gates provide access to a large gravelled driveway which provides off road parking for several cars. This garden benefits from outbuildings, a double garage and a large storage shed/workshop.

Brick built outhouse with two separate storage areas:

1. 8'4" x 3'8" power and light connected
2. 8'5" x 10'8" power and light connected

Detached double garage with twin up and over doors, power and light connected.

The rear garden is an absolutely beautiful feature of this property. It offers a good degree of privacy and benefits from stunning well kept gardens. The garden is laid to a well kept large lawn with mature trees and shrubs offering lovely shaded areas to sit under. The borders are stocked with an abundance of flowers and shrubs and there is a large fishpond. Overall a haven to sit and relax in.

Included in this sale is a plot with Outline Planning Permission for one dwelling. Please see Agents Note for further information.

AGENTS NOTE

This property has Outline Planning Permission for the erection of a single dwelling. Permission was granted by SKDC under reference number S22/0460 and was granted on 28th April 2022. Please see a Title Plan for location purposes only. Buyers are encouraged to make their own enquiries.





TENURE

Freehold

SERVICES

Oil fired central heating, mains water, electric and sewage.

COUNCIL TAX BAND

Band D

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 15953

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

R. Longstaff & Co.
 73b Abbey Road
 Bourne
 Lincolnshire
 PE10 9EN

CONTACT

T: 01778 420406
 F: 01778 420749
 E: boume@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		