



Eckfords Property Scene  
23, North Street, Bourne, Lincolnshire, PE10 9AE  
E: sales@eckfords.co.uk  
@: www.eckfords.co.uk  
T: 01778 426215



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.

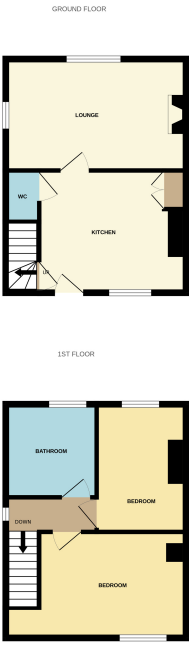
**Bedroom 1**  
8' 7" x 15' 11" max (2.62m x 4.85m) Radiator, window to rear.

**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 rooms, corridors, stairs and any other areas are approximate and are not intended to be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made ready November 2024

**Garage**  
9' 8" x 18' 3" (2.95m x 5.56m) Twin opening timber doors, power and light connected, oil tank.

**AGENTS NOTE**  
Please note there is an OVERAGE provision affecting this property. If any planning permission is obtained to redevelop the whole or any part of the property (not including any extension to the original house) within 80 years of 31st May 1989 then half of the uplift in the value of the property would be payable to the original vendor. Buyers are recommended to make their own enquires through their legal representative.

