



2 Dyke Drove, Bourne, Lincolnshire PE10 0BL

£675,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £675,000 Rosedale are delighted to present to the market this one-off family home and business, set within acres. This rural location, just north of Bourne, offers a wealth of opportunities, including an industrial unit with an internal office. There is also a fully fitted office block that includes male and female toilets, an open-plan office space, and two additional offices located at either end of the building. In addition, the site features a workshop, a smaller brick building, and a concrete parking and turning area. Beyond the buildings, there are acres of land, which include mature trees and grassland. The detached family home is of substantial size and includes four bedrooms, an en-suite and dressing area with a balcony, and a family bathroom. Downstairs, there is an entrance hall, conservatory, lounge, dining room, kitchen/breakfast room, utility room, games room, downstairs bathroom, and an inner reception hall. EPC Energy Rating Currently Unavailable/Council Tax Band C.

ENTRANCE

UPVC glazed door to front, exposed brick walling and laminate flooring.

CONSERVATORY

15' 11" x 10' 6" (4.85m x 3.20m) (approx.) UPVC construction, exposed brick walling, multi fuel burner, exposed brick fireplace surround, UPVC French doors to rear and UPVC windows.

LOUNGE

13' 2" x 11' 9" (4.01m x 3.58m) (approx.) UPVC French doors to hall, multi fuel burner, exposed brick chimney, dado rail and door to hall.

DINING AREA

10' 7" x 9' 7" (3.23m x 2.92m) (approx.) UPVC window to side and rear, dado rail and radiator.

KITCHEN

14' 3" x 10' 7" (4.34m x 3.23m) (approx.) Fitted with a range of base and eye level units, Rayburn oven, stainless steel sink unit with mixer tap, part tiled walls, plumbing and space for dishwasher, quarry tiled flooring, UPVC window to rear and door to garden.

UTILITY

10' 5" x 6' 11" (3.17m x 2.11m) (approx.) Fitted with a range of base units, stainless steel sink unit, plumbing and space for washing machine, part tiled walls, quarry tiled flooring, UPVC window to rear and door to rear.

INNER HALL

10' 5" x 9' 10" (3.17m x 3.00m) (approx.) Stairs to first floor, radiator and dado rail.

BATHROOM

11' 0" x 8' 8" (3.35m x 2.64m) (approx.) Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, fully tiled walls, heated towel rail and UPVC window to front.

GAMES ROOM

16' 7" x 13' 0" (5.05m x 3.96m) (approx.) UPVC window to front, bi-fold doors to side and rear and exposed brick walling.

LANDING

Cupboard, radiator and loft access.

BEDROOM ONE

23' 7" x 16' 7" (7.19m x 5.05m) (approx.) L-Shape, loft access, glazed door to juliet balcony and three UPVC windows to rear.

WALK IN DRESSING AREA

6' 7" x 6' 4" (2.01m x 1.93m) (approx.)

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, heated towel rail, extractor fan, tiled flooring and part tiled walls.

BEDROOM TWO

13' 3" x 11' 10" (4.04m x 3.61m) (approx.) UPVC French doors to balcony and radiator.

BEDROOM THREE

10' 11" x 9' 7" (3.33m x 2.92m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

7' 8" (max) x 10' 10" (2.34m (max) x 3.30m) (approx.) UPVC window to rear and radiator.

BATH/SHOWER

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, 3/4 tiled walls, radiator and UPVC window to rear.

OUTSIDE

Approx. 6 Acres of land, gated access to property and plenty of off road parking.

REAR PORCH

Brick base, glazed UPVC door to side and UPVC window to rear.

WORK SHOP

27' 9" x 21' 8" (8.46m x 6.60m) (approx.) Breeze block construction, windows to rear and side, half glazed double doors to side and access to loft.

INDUSTRIAL UNIT

75' 6" x 33' 0" (23.01m x 10.06m) (approx.) Roller shutter doors, ?, light and power and emergency door to side.

OFFICE BLOCK ENTRANCE

UPVC door to front and UPVC window to front.

OFFICE ONE

16' 1" x 13' 0" (4.90m x 3.96m) (approx.) UPVC window to side and radiator.

OFFICE TWO/STORAGE ROOM

9' 9" x 9' 8" (2.97m x 2.95m) (approx.)

MALE TOILET

9' 7" x 5' 0" (2.92m x 1.52m) (approx.) Fitted with a two piece suite comprising WC and wash hand basin, wall heater and part tiled walls,

FEMALE TOILET

9' 7" x 4' 7" (2.92m x 1.40m) (approx.) Fitted with a two piece suite comprising WC and wash hand basin, wall heater and part tiled walls.

KITCHEN

9' 7" x 4' 10" (2.92m x 1.47m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, fridge freezer space, part tiled walls and UPVC window to side.

MAIN OFFICE

35' 6" x 16' 2" (10.82m x 4.93m) (approx.) Two UPVC windows to side, UPVC window to front, emergency exit door, four radiators and 4 skylights.

OFFICE THREE

16' 4" x 16' 2" (4.98m x 4.93m) (approx.) UPVC windows to front, side and rear, two skylights, radiator and tongue and groove ceiling.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and

will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

