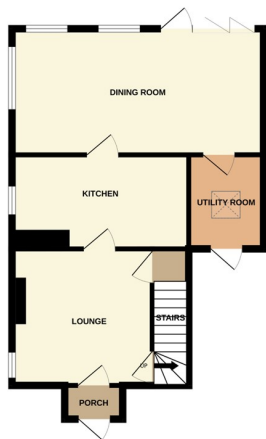




26 Main Road, Dyke, Bourne, Lincolnshire PE10 0AF

£275,000



*****DETACHED RAILWAY COTTAGE***** Rosedale are pleased to offer this lovely well presented property in the sought after village of Dyke just North of Bourne. The property has two bedrooms, family bathroom, lounge, refitted kitchen, dining room and utility, with new carpets fitted upstairs. The property has no onward chain, and is ready to move in. There is driveway parking for a number of vehicles and a fully enclosed rear garden with brick built storage shed. To fully appreciate this village property viewings are highly recommended. EPC Energy Rating D/ Council Tax Band B.

ENTRANCE PORCH

Double glazed door to front, quarry tiled floor, half glazed door to lounge.

LOUNGE

11' 2" x 10' 10" (3.40m x 3.30m) (approx.) Brick built fireplace, sash window to side, solid oak flooring, cupboard, radiator and door to stairs.

KITCHEN

14' 1" x 7' 5" (4.29m x 2.26m) (Approx.) Newly refitted with a range of base and eye level units, enamel sink with mixer tap, part tiled splash back, integrated oven, hob, extractor fan, double radiator, solid oak flooring, integrated dishwasher, fridge freezer space, UPVC sash window to side.

UTILITY ROOM

8' 10" x 5' 10" (2.69m x 1.78m) (Approx.) Fitted with base units, butler sink, skylight, half glazed door to side, plumbing for automatic washing machine.

DINING ROOM

20' 10" x 8' 9" (6.35m x 2.67m) (APPROX.) UPVC window to side and rear, bi-fold door to garden, solid oak flooring and radiator.

LANDING

Window to side and loft access.

BEDROOM ONE

10' 11" x 7' 10" (3.33m x 2.39m) (APPROX.) UPVC window to front, radiator and cupboard.

BEDROOM TWO

10' 6" x 6' 11" (3.20m x 2.11m) (APPROX.) UPVC window to rear and single radiator.

BATHROOM

Fitted with a three piece suite comprising wash basin, WC and bath with shower attachment over, part tiled, cupboard with boiler inside, UPVC window to rear.

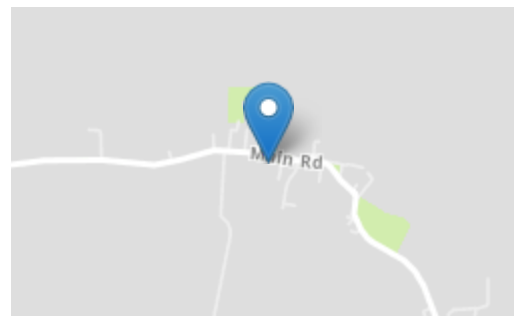
OUTSIDE

Rear garden-enclosed by fencing, brick built office/shed with electric, laid to lawn, stone chip and rear gated access.

To the front there is a cobble driveway, with parking for a number of vehicles.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

