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37 Woodlands, Main Road, Dowsby, Bourne PE10 0TL

£785,000 - Freehold

Property Summary

Dowsby is a pretty Lincolnshire village approximately 6 miles North of Bourne. Bourne benefits from several schools including Bourne Grammar school and Bourne Academy and there is a free school bus for children attending these schools. There are several national supermarkets and local shops in Bourne and also regular public transport to both Stamford and Peterborough. From Peterborough there are also direct train links to London Kings cross. Overall this is a stunning property that should most definitely be viewed at the earliest opportunity.

Features

- Architect Designed Family House
- Entrance Hall Way, Cloakroom
- Two Reception Rooms
- Wow Factor Living Kitchen & Utility
- Four Double Bedrooms
- Two Bathrooms
- No Onward Chain
- High Specification Fixtures and Fittings

Room Descriptions

AGENTS NOTE

This new build property benefits from a 10 year new build warranty with ADVANTAGE.

- * Buyers will be given an allowance to choose a fire surround of their own choice.
- * All Woodwork in the property has been primed and buyers can choose if they want it stained or painted white.
- * The vinyl flooring to the ground floor has a 15 year guarantee
- * Eco friendly electric boiler
- * The back fence will be renewed prior to completion.
- * The two large tress in the garden are being removed and a swing feature created.
- * Internet connection to house
- * Electric car charging point
- * Electric garage door
- * Front garden will be turfed

Ground Floor

Accommodation

Front door opening to impressive Entrance Hallway: 16'8" x 8'2" Under floor heating, under stairs storage cupboard, stairs to first floor, wall mounted digital heating control, further deep storage cupboard.

Lounge

12' 0" x 19' 2" (3.66m x 5.84m) Under floor heating, open fire place (PLEASE NOTE BUYERS WILL BE GIVEN AN ALLOWANCE TO CHOOSE THEIR OWN SURROUND) inset ceiling spot lights.

Study

8' 10" x 12' 4" (2.69m x 3.76m) Wall mounted digital heating control, under floor heating.

Cloakroom

Low level WC with concealed flush, wash hand basin with vanity cupboard, inset ceiling spot lights, under floor heating.

Living Kitchen

15' 8" Max x 30' 3" (4.78m x 9.22m) A most impressive room with Bi-Fold doors opening to the rear garden.
To Kitchen end, Wall mounted and floor standing fitted cupboards including three deep pan drawers, complimentary marble effect fitted worktops and splash backs, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, integrated fridge and freezer, integrated dishwasher, four ring ceramic hob with extractor canopy over, integrated eye level microwave oven, electric oven, inset ceiling spot lights, under floor heating, wall mounted thermostatic heating control.

Utility Room

6' 2" x 14' 5" (1.88m x 4.39m) Wall mounted and floor standing fitted cupboards with complimentary marble effect worktops and splash backs, inset polycarbonate sink and drainer with mixer tap, boiler cupboard with eco friendly electric boiler, space and plumbing under worktop for automatic washing machine, part glazed uPVC door to outside, inset ceiling spot lights, under floor heating, pedestrian door to double garage.

First Floor

Galleried Landing

Access to roof storage space, radiator, wall mounted digital heating control.

Bedroom 1

14' 10" x 13' 0" (4.52m x 3.96m) TV Point , telephone point, radiator, window to rear,

Ensuite Shower Room

Double width shower cubicle with glass screen and splash boards, wash hand basin with water fall tap and vanity cupboard, low level WC with concealed flush, chrome heated ladder towel, wooden effect vinyl flooring, inset ceiling spot lights.

Bedroom 2

10' 8" x 13' 6" (3.25m x 4.11m) TV point, telephone point, radiator, window to front.

Bedroom 3

12' 1" x 11' 10" (3.68m x 3.61m) TV point, telephone point, radiator, window to front.

Bedroom 4

14' 11" x 13' 0" (4.55m x 3.96m) TV point, telephone point, radiator, window to rear.

Family Bathroom

6' 10" x 10' 4" (2.08m x 3.15m) Walk in double width shower with glass screen, large umbrella style head and mixer shower attachment, panelled bath, wash hand basin with water fall tap and vanity cupboard under, low level WC with concealed flush, chrome heated ladder towel rail, wooden effect vinyl flooring.

Externally

Garden

This property is accessed via a long private and impressive gravelled driveway leading to the front garden which has plenty of room for parking several cars and leads to a double garage with an electric up and over door. The remainder of the front garden will shortly be turfed and there is also an electric car charging point.

Access to the rear garden is via either side of the house. The rear garden is a lovely feature of this property. It is an impressive size plot and has lovely views over open fields and countryside.

The rear garden benefits from two paved patios with the remainder laid to a large lawn. Overall a garden that must be seen to appreciate everything it has to offer.

