



**30 Main Road, Dyke, Bourne, Lincolnshire PE10 0AF**

**£295,000**



\*\*\* COTTAGE WITH LARGE SOUTHERLY ASPECT REAR GARDEN \*\*\* Rosedale are delighted to offer to the market this unique character property situated in the pretty and sought after village of Dyke. Previously the village Post office, the property has had a very active roll in the community over the years and sits firmly in the centre of the village. The property has great potential for extension (STPP) or conversion as the large garage to the front could be turned into a spacious additional living space or annex. The property is split over two floors with an entrance hall, lounge, snug, comfortable kitchen/breakfast room, which overlooks the sunny rear garden. Upstairs there is a surprisingly large landing space which the current owners use as an additional sitting room, three bedrooms and a family bathroom. Outside is the large, southerly aspect rear garden, side storage room/workshop and the former shop, now used as a garage. To fully appreciate this quirky and individual property, viewings are highly recommended. EPC Energy Rating D/Council Tax Band C.



## ENTRANCE HALL

Half glazed door to front, door to garage and radiator.

## LOUNGE

13' 1" x 11' 9" (3.99m x 3.58m) (approx.) Two UPVC windows to front, radiator, natural stone, open fireplace, wall mounted light fitting and exposed beam.

## SNUG

12' 9" x 7' 11" (3.89m x 2.41m) (approx.) Exposed stone walling, stairs to first floor, space for a wood or multi fuel burner (the current wood burner will be removed) and window to rear.

## KITCHEN/DINER

22' 0" x 7' 0" (6.71m x 2.13m) (approx.) Fitted with a range of base and eye level units, sink unit with mixer tap, part tiled walls, cooker space, plumbing and space for washing machine and dishwasher, fridge space, lean to roof, glazed door to garden, half glazed door to side and three UPVC windows to side.

## LANDING (ADDITIONAL LIVING ROOM)

13' 2" x 11' 10" (4.01m x 3.61m) (approx.) UPVC window to front and double radiator.

## BEDROOM ONE

14' 5" x 9' 4" (4.39m x 2.84m) (approx.) UPVC window to front, wood flooring, loft access and radiator.

## BEDROOM TWO

14' 5" x 9' 9" (4.39m x 2.97m) (approx.) UPVC window to front, radiator and cupboard.

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, radiator, part tiled walls, airing cupboard and UPVC window to rear.

## BEDROOM THREE

10' 0" x 7' 10" (3.05m x 2.39m) (approx.) UPVC window to side and lean to style roof.

## OUTSIDE

The South facing rear garden is very well maintained and not over looked mainly laid to lawn with mature shrubs and is enclosed by fencing.

## STORE/WORKSHOP

UPVC window to side, wall mounted gas boiler, door to garage and two windows to the rear and side.

## GARAGE (FORMER POST OFFICE SHOP)

15' 2" x 14' 0" (4.62m x 4.27m) (approx.) Power and lighting.

## 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+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

