



**4 Chapel View, Dyke, Bourne, Lincolnshire PE10 0AN**

**£375,000**



Rosedale Property Agents are pleased to present this charming four-bedroom stone-built townhouse situated in the highly desirable village of Dyke. Boasting stunning views over open countryside, this deceptively spacious home is arranged over three floors. The ground floor features a cosy lounge with an inset wood-burning stove, a beautifully renovated kitchen / diner with bi-folding doors which capture the countryside views, a utility storage cupboard and a downstairs cloakroom. The first floor offers a versatile additional living room or double bedroom with a Juliet balcony which showcases the adjacent scenery, two further well-proportioned double bedrooms, and a family bathroom. On the second floor, you'll find the generous Master bedroom with an en-suite shower room and ample built in wardrobe space. Externally, the property benefits from a double garage with an electric door and off-road parking to the front. The rear garden is fully landscaped for low maintenance, featuring a large patio, an artificial lawn area and is the perfect outdoor entertaining or relaxing space. This property is a rare opportunity to enjoy village living with modern style. EPC energy rating - C / Council Tax band - D



## ENTRANCE HALLWAY

Part glazed UPVC double glazed door to the front, 'Kamdean' flooring, stairs to first floor landing, central heating thermostat and radiator.

## DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising of low level WC with hidden cistern and dual push button flush, wash hand basin with hot and cold taps, 'Kamdean' flooring, extractor fan and radiator.

## LOUNGE

16' 6" x 11' 8" (5.03m x 3.56m) APPROX. UPVC double glazed window with shutters to the front aspect. fitted alcove storage, 'Kamdean' flooring, radiator and inset wood burning stove.

## KITCHEN / DINING ROOM

19' 5" x 13' 1" (5.92m x 3.99m) APPROX. Refitted with a range of wall, drawer and base units. Ceramic 1.5 sink and Corian worktops with upstands. Freestanding island with solid wood worktop and additional drawers, cupboards and wine rack. Built in appliances including a fully integrated dishwasher and a fully integrated fridge/freezer. 'Kamdean' flooring. Bi-folding doors to the rear garden and UPVC double glazed window to the rear. Utility cupboard housing the boiler and consumer unit, shelved with plumbing for a washing machine and space for tumble dryer. Under stairs cupboard with pressurised water tank.

## FIRST FLOOR LANDING

Door to first floor bedrooms and bathroom. Thermostat and radiator. Stairs to second floor landing.

## BEDROOM TWO / UPSTAIRS LIVING ROOM

14' 6" max x 12' 1" (4.42m max x 3.68m) APPROX. UPVC French doors with glass side panels and Juliet balcony overlooking stunning field and countryside views. TV point and radiator.

## BEDROOM THREE

11' 8" x 9' 0" (3.56m x 2.74m) APPROX. Two UPVC double glazed windows with shutters to the front, fitted two door sliding wardrobe, radiator.

## BEDROOM FOUR

11' 9" x 8' 0" (3.58m x 2.44m) APPROX. UPVC double glazed window with shutters to the front, radiator.

## BATHROOM

Four piece bathroom suite comprising pedestal wash band basin, low level WC with dual flush button. Panel bath with mixer taps and hand held shower attachment over. Fully tiled shower cubicle, radiator and extractor fan. UPVC obscure double glazed window to the rear aspect.

## SECOND FLOOR LANDING

Loft access and built in eaves storage.

## MASTER BEDROOM

20' 6" x 13' 4" (6.25m x 4.06m) APPROX. Dual aspect UPVC double glazed windows with shutters to the front and rear aspects, radiator and door to ensuite. Two sets of built in triple wardrobes.

## EN-SUITE

UPVC obscure double glazed window to the front and fitted with a three piece suite comprising of low level WC with dual button flush, pedestal wash hand basin with mixer tap and fully tiled enclosed shower cubicle. Extractor fan and radiator.

## OUTSIDE

To the front of the property is block paved off road parking and a double garage with an electric roller shutter door, power and lighting and some eaves storage space.

The rear garden is access by a side gate, is fully landscaped, enclosed and low maintenance with a large patio and artificial grass. Outside tap.

## 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.

