



7 Saffron Lodge, Main Road, Dowsby, Bourne, Lincolnshire PE10 0T£350,000



*****SPACIOUS FAMILY HOME WITH FOUR DOUBLE BEDROOMS AND OPEN FIELD VIEWS***** Offers in excess of £360,000 are invited for this detached house in a great village location. The property offers spacious living accommodation set across two floors. To the ground floor there is a large entrance hallway, lounge, dining room, kitchen diner, utility room, cloakroom and conservatory. Upstairs there are four double bedrooms with ensuite to master bedroom and family bathroom. Outside there is a driveway which offers ample off road parking for several vehicles, an enclosed rear garden and a single garage. Viewings highly recommended EPC Energy Rating D/Council Tax Band E.

ENTRANCE PORCH

6' 0" x 5' 0" (1.83m x 1.52m) (approx.) Brick built porch with UPVC door to front, tiled flooring, door to hallway, two radiators, stairs to first floor and under stairs cupboard.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator and UPVC window to front.

LOUNGE

21' 1" x 12' 1" (6.43m x 3.68m) (approx.) Open fire with brick surround, two radiators, UPVC window to front, door to dining room and internal frosted glass window.

DINING ROOM

12' 1" x 10' 1" (3.68m x 3.07m) (approx.) Radiator and UPVC sliding doors to conservatory.

CONSERVATORY

12' 1" x 10' 1" (3.68m x 3.07m) (approx.) Radiator, UPVC and brick built and tv point.

KITCHEN/DINER

19' 0" x 13' 1" (5.79m x 3.99m) (approx.) Fitted with a range of base and eye level units, two radiators, tiled flooring, fitted work top, integrated dishwasher, fridge and oven, hob, extractor fan, sink with mixer tap and UPVC window to rear.

UTILITY

7' 1" x 5' 1" (2.16m x 1.55m) (approx.) Plumbing and space for washing machine and tumble dryer, integrated fan heater, fitted work top, tiled flooring, sink, UPVC window to rear and UPVC door to garden.

LANDING

Radiator, airing cupboard with hot water tank, loft which is part boarded and has a ladder and light.

BEDROOM ONE

18' 1" x 12' 1" (5.51m x 3.68m) (approx.) Radiator and UPVC window to front.

ENSUITE

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, radiator and UPVC window to front.

BEDROOM TWO

18' 1" x 11' 1" (5.51m x 3.38m) (approx.) Radiator and UPVC window to front.

BEDROOM THREE

13' 1" x 12' 1" (3.99m x 3.68m) (approx.) Radiator, UPVC window to rear and field views.

BEDROOM FOUR

13' 1" x 9' 0" (3.99m x 2.74m) (approx.) Radiator and UPVC window to rear.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, radiator and UPVC window to rear.

OUTSIDE

Front- Gravel driveway and ample off road parking.

Rear- Mainly laid to lawn with established borders and field views beyond. There is also a shed, patio area and gated side access.

GARAGE

Oversized single garage, courtesy door to side, up and over door, window to side and 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	66	77
EU Directive 2002/91/EC		