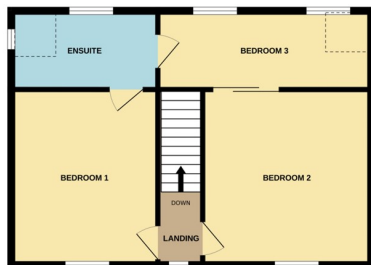
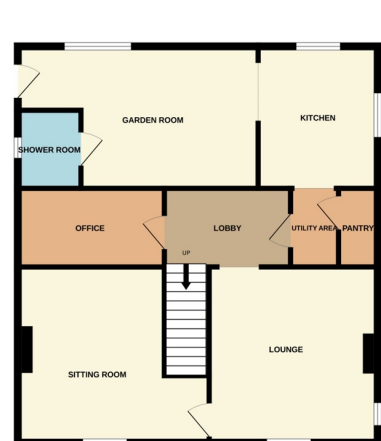




15 Main Street, Haconby, Bourne, Lincolnshire PE10 0UR

£350,000



*****HIGHLY SOUGHT-AFTER VILLAGE LOCATION***** Rosedale is delighted to present this charming and characterful detached cottage, offering a rare opportunity in one of the area's most desirable village settings. Brimming with unique features and stylishly presented throughout, this beautiful home offers flexible living space perfect for modern lifestyles. Step inside to discover a spacious main lounge alongside a cosy front sitting room, ideal for relaxation or entertaining. To the rear, a light-filled garden room provides an inviting space with wonderful views—perfect for hosting guests or enjoying peaceful afternoons. The heart of the home is a traditional farmhouse-style kitchen, complemented by a practical utility area, a generous walk-in pantry, and a versatile office space. A contemporary downstairs shower room adds convenience and functionality to the ground floor. Upstairs, the property offers two well-proportioned double bedrooms and a comfortable single bedroom, all served by a stylish Jack and Jill ensuite bathroom. Set within approximately a third of an acre, the garden is beautifully maintained and enjoys open field views, creating a tranquil and private outdoor retreat. Additional features include charming wood sheds, a solid brick-built store, and a detached single garage. To the side, a large driveway provides ample parking for multiple vehicles. This exceptional home must be viewed to be fully appreciated. Early viewing is highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band C.

ENTRANCE

Door to side, radiator, tiled flooring and stable door to garden.

DINING ROOM

18' 3" x 10' 9" (5.56m x 3.28m) (approx.) (max.)

CLOAKROOM/SHOWER

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, fully tiled walls and UPVC window to side.

KITCHEN

10' 9" x 10' 1" (3.28m x 3.07m) (approx.) Bespoke base units, stainless steel sink unit, upstands, part tiled walls, range master cooker, extractor fan, plumbing and space for washing machine and dishwasher, fridge freezer space, tiled flooring and UPVC windows to rear and side.

UTILITY AREA

7' 0" x 4' 10" (2.13m x 1.47m) Radiator, tiled flooring, fridge freezer space, walk in pantry and door to inner hall.

INNER HALL

Tiled flooring, stairs to first floor and radiator.

OFFICE

11' 0" x 5' 11" (3.35m x 1.80m) (approx.) Internal windows and radiator.

LOUNGE

13' 3" x 12' 8" (4.04m x 3.86m) (approx.) UPVC window to front and side, brick built fireplace, multi burner and radiator.

SITTING ROOM

15' 1" x 13' 2" (4.60m x 4.01m) (approx.) UPVC window to front, open fireplace and radiator.

LANDING

Loft access and UPVC window to front.

BEDROOM ONE

13' 3" x 12' 2" (4.04m x 3.71m) (approx.) UPVC window to front, radiator and door to:

ENSUITE

Jack and Jill bathroom, fitted with a three piece suite comprising WC, wash hand basin and corner bath with shower over, heated towel rail, part tiled walls and UPVC windows to rear and side.

BEDROOM TWO

13' 6" x 13' 1" (4.11m x 3.99m) (approx.) UPVC windows to front and side, radiator and door to:

BEDROOM THREE

11' 11" x 6' 5" (3.63m x 1.96m) (approx.) Dressing room, radiator, storage area, two UPVC windows to rear and door to Jack and Jill.

OUTSIDE

The rear garden looks out to field views, raised lawn, mature shrubs, seating area, brick built shed, summer house, storage shed, wood stores, gated side access.

There is off road parking to the front and a single garage.

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.

