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

£265,000 - Freehold

### Property Summary

This charming cottage is located in the pretty North Lincolnshire village of Haconby just a few miles North of Bourne. Bourne itself benefits from both national and local shops and has both excellent senior and primary schools. There are regular bus routes to Stamford and Peterborough city centre and from Peterborough direct trains to London Kings Cross. Overall this is a property definitely worth viewing.

### Features

- Detached Cottage of Character and Appeal
- Large Living Kitchen
- Lounge
- Three Good Size Bedrooms
- Family Bathroom, Ensuite Shower Room
- Off Road Parking & Enclosed Rear Garden
- No Onward Chain, Viewing Highly Recommended

## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed front door opening into large living kitchen/dining area.

#### Kitchen/Diner

12' 2" x 24' 7" (3.71m x 7.49m) A lovely large open plan kitchen/diner.

To Kitchen area: Floor standing wooden fronted cupboards with complimentary granite worktops, inset sink and moulded draining board, four ring ceramic hob with chrome extractor canopy over, double electric oven, integrated dishwasher and freezer, ceramic floor tiles under floor heating stairs to first floor.

#### Utility Room

7' 11" x 9' 5" (2.41m x 2.87m) Floor standing fitted cupboards, fitted worktop, ceramic floor tiles, door to rear garden, floor standing oil fired central heating boiler, wall mounted thermostatic heating control, access to roof storage space, inset spot lights.

#### Lounge

11' 8" x 22' 8" (3.56m x 6.91m) Two radiators, chimney breast with space for log burning stove or open fire, exposed wooden ceiling beams, telephone point, six wall light points.

### First Floor

#### Landing

Built in storage cupboard.

#### Family Bathroom

5' 4" x 10' 5" (1.63m x 3.17m) Panelled bath with shower over and glass screen, low level WC with concealed flush, wash hand basin with vanity cupboard and drawers, splash back tiling, ceramic floor tiles, chrome heated ladder towel rail.

#### Bedroom 1

10' 3" x 12' 0" (3.12m x 3.66m) Access to roof storage space, radiator, window to front.

#### Ensuite Shower Room

Wash hand basin with mixer tap, recessed shower cubicle, low level WC with concealed flush, chrome heated ladder towel rail, tiled flooring, inset ceiling spot lights.

#### Bedroom 2

11' 3" x 12' 0" (3.43m x 3.66m) 11' 3" x 12' 0" (3.43m x 3.66m) Radiator, window to front.

#### Bedroom 3

10' 10" x 8' 6" (3.30m x 2.59m) Built in storage cupboard, radiator, window to rear.

## Externally

### Garden

The rear garden is fully enclosed and mostly laid to lawn. Included in the sale is a large timber storage shed.

To the right hand side of the property is a timber style farm gate which gains access to the oil tank and a parking space at the rear of the property. Please note the parking space is the hard standing area in front of the oil tank not the area of grass directly in front of the hard standing area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	