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37 Woodlands, Main Road, Dowsby, Bourne PE10 0TL

£785,000 - Freehold

Property Summary

Dowsby is a pretty Lincolnshire village approximately 6 miles North of Bourne. Bourne benefits from several schools including Bourne Grammar school and Bourne Academy and there is a free school bus for children attending these schools. There are several national supermarkets and local shops in Bourne and also regular public transport to both Stamford and Peterborough. From Peterborough there are also direct train links to London Kings cross. Overall this is a stunning property that should most definitely be viewed at the earliest opportunity.

Features

- Architect Designed Family House
- Entrance Hall Way, Cloakroom
- Two Reception Rooms
- Wow Factor Living Kitchen & Utility
- Four Double Bedrooms
- Two Bathrooms
- No Onward Chain
- High Specification Fixtures and Fittings

Room Descriptions

AGENTS NOTE
This new build property benefits from a 10 year new build warranty with ADVANTAGE.

Woodlands is situated in the pretty Lincolnshire village of Dowsby which has a thriving community centre with regular functions and activities and a beautiful 12th century Church. It is just 2.5 miles from local shops, supermarkets, restaurants and bars. There are excellent local schools close by including Bourne Grammar, Kings Grammar school in Grantham and Stamford public schools. There are also good road links to the A1 and from Peterborough station and also Grantham station there is a direct train to London Kings Cross.

- * Buyers will be given an allowance to choose a fire surround of their own choice.
- * All Woodwork in the property has been primed and buyers can choose if they want it stained or painted white.
- * The vinyl flooring to the ground floor has a 15 year guarantee
- * Eco friendly electric boiler
- * The back fence will be renewed prior to completion.
- * The two large tress in the garden are being removed and a swing feature created.
- * Internet connection to house
- * Electric car charging point
- * Electric garage door
- * Front garden will be turfed
- * All bedrooms and landing will be carpeted.

Ground Floor

Accommodation
Front door opening to impressive Entrance Hallway: 16'8" x 8'2" Under floor heating, under stairs storage cupboard, stairs to first floor, wall mounted digital heating control, further deep storage cupboard.

Lounge
12' 0" x 19' 2" (3.66m x 5.84m) Under floor heating, open fire place (PLEASE NOTE BUYERS WILL BE GIVEN AN ALLOWANCE TO CHOOSE THEIR OWN SURROUND) inset ceiling spot lights.

Study
8' 10" x 12' 4" (2.69m x 3.76m) Wall mounted digital heating control, under floor heating.

Cloakroom
Low level WC with concealed flush, wash hand basin with vanity cupboard, inset ceiling spot lights, under floor heating.

Living Kitchen
15' 8" Max x 30' 3" (4.78m x 9.22m) A most impressive room with Bi-Fold doors opening to the rear garden.
To Kitchen end, Wall mounted and floor standing fitted cupboards including three deep pan drawers, complimentary marble effect fitted worktops and splash backs, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, integrated fridge and freezer, integrated dishwasher, four ring ceramic hob with extractor canopy over, integrated eye level microwave oven, electric oven, inset ceiling spot lights, under floor heating, wall mounted thermostatic heating control.

Utility Room
6' 2" x 14' 5" (1.88m x 4.39m) Wall mounted and floor standing fitted cupboards with complimentary marble effect worktops and splash backs, inset polycarbonate sink and drainer with mixer tap, boiler cupboard with eco friendly electric boiler, space and plumbing under worktop for automatic washing machine, part glazed uPVC door to outside, inset ceiling spot lights, under floor heating, pedestrian door to double garage.

First Floor

Galleried Landing
Access to roof storage space, radiator, wall mounted digital heating control.

Bedroom 1
14' 10" x 13' 0" (4.52m x 3.96m) TV Point , telephone point, radiator, window to rear,

Ensuite Shower Room
Double width shower cubicle with glass screen and splash boards, wash hand basin with water fall tap and vanity cupboard, low level WC with concealed flush, chrome heated ladder towel, wooden effect vinyl flooring, inset ceiling spot lights.

Bedroom 2
10' 8" x 13' 6" (3.25m x 4.11m) TV point, telephone point, radiator, window to front.

Bedroom 3
12' 1" x 11' 10" (3.68m x 3.61m) TV point, telephone point, radiator, window to front.

Bedroom 4
14' 11" x 13' 0" (4.55m x 3.96m) TV point, telephone point, radiator, window to rear.

Family Bathroom
6' 10" x 10' 4" (2.08m x 3.15m) Walk in double width shower with glass screen, large umbrella style head and mixer shower attachment, panelled bath, wash hand basin with water fall tap and vanity cupboard under, low level WC with concealed flush, chrome heated ladder towel rail, wooden effect vinyl flooring.

Externally

Garden
This property is accessed via a long private and impressive gravelled driveway leading to the front garden which has plenty of room for parking several cars and leads to a double garage with an electric up and over door. The remainder of the front garden will shortly

