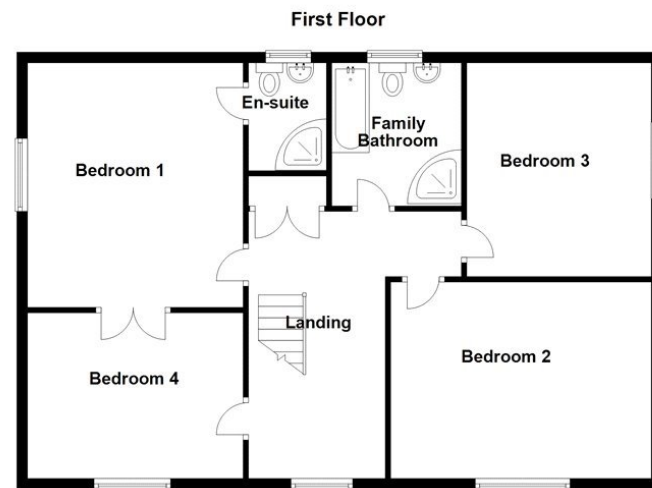
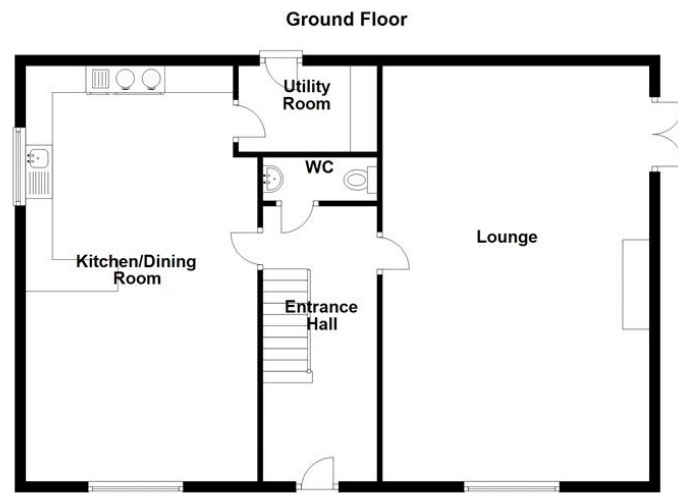


2 Charlies Yard, Main Road, Dyke, Bourne

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Charlies Yard, Main Road, Dyke, Bourne, Lincolnshire, PE10 0GQ

£499,950 Freehold

We are delighted to bring to the market this stone built four bedroom detached family home located in this select development in the highly sought after village of Dyke. The property is offered for sale in excellent condition throughout and benefits from, lounge with open fireplace, spacious kitchen/dining room and downstairs cloakroom. On the first floor the master bedroom benefits from an en-suite shower room, there are three further bedrooms and a family bathroom. Outside there is a detached double garage with driveway providing ample off road parking and to the side a walled fully enclosed south facing garden with access to the garage. Please call 01778 392807 for more information.

Four Bedroom Detached | Detached Double Garage | Master Bedroom With En Suite | Quiet Village Location | EPC Rating C | Council Tax Band E

Winkworth Bourne | 01778392807 |
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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, power points, coved ceiling and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin, coved ceiling, tiled flooring and radiator.

Lounge - 25'4" x 16'5" (7.72m x 5m) With attractive brick fireplace with real open fire, beamed ceiling, coved ceiling, radiator, power points, upvc double glazed window to the front and French doors onto the rear garden.

Kitchen/Dining Room - 25'5" x 12'8" (7.75m x 3.86m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units complemented by Granite worktops, range cooker with extractor above, integrated fridge and freezer, integrated dishwasher, wine cooler, water softener, tiled flooring, part beamed ceiling, radiator, coved ceiling, upvc double glazed windows to the front and side and door leading to:

First Floor Landing - With built in airing cupboard, radiator, coved ceiling, upvc double glazed window and door leading to:

Bedroom One - 15'1" x 13' (4.6m x 3.96m) With upvc double glazed window, radiator, coved ceiling, power points, double opening doors to bedroom 4 (currently used as a dressing room) and door to:



En-Suite Shower Room - With corner shower cubicle, low level wc, wash hand basin, tiled walls and floor, heated towel rail and frosted window.

Bedroom Two - 16'3" x 12'2" (4.95m x 3.7m) With coved ceiling, upvc double glazed window, radiator and power points.

Bedroom Three - 12'7" x 10'1" (3.84m x 3.07m) With upvc double glazed window, radiator, coved ceiling and power points.

Bedroom Four - 13'2" x 10' (4.01m x 3.05m) With upvc double glazed window, coved ceiling, radiator and power points.

Family Bathroom - With panelled bath, separate corner shower cubicle, low level wc, wash hand basin, tiled walls and floor, heated towel rail and frosted window.

Outside - To the side there is a Detached Double Garage with block paved driveway providing ample off road parking. The rear garden is a lovely south facing walled garden being easy to maintain with personal door to the garage.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E