



Smithy Cottage, Main Road, Dunsby, Bourne, Lincolnshire, PE10 0UB

£450,000 Freehold

Winkworth are delighted to offer for sale this charming grade II listed cottage located in the picturesque hamlet of Dunsby set within a fantastic plot of approximately 1/3 of an acre. The property offers a wealth of character and charm including beamed ceilings and Yorkshire Sash windows with accommodation comprising, lounge with beamed ceiling and woodburning stove, separate dining room with access to a useful study, modern fitted kitchen with separate utility room and cloakroom off. On the first floor there are three bedrooms and a family bathroom. Outside there is a gated gravelled driveway providing ample off road parking leading to a detached garage. The rear garden enjoys views over open fields and is mainly lawned with a wide variety of shrubs and trees providing an excellent degree of privacy. Please call 01778 392807 for more information.

Grade II Listed Cottage | Plot of Approximately 1/3 of an Acre | Single Detached Garage | Excellent Degree of Privacy | Gated Driveway with Ample Off-Road Parking | Excellent Rear Views Over Open Fields

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ACCOMMODATION

Oak Veneer Door Leading to:

Entrance Porch - With feature window to the side aspect, tiled flooring, radiator, open to

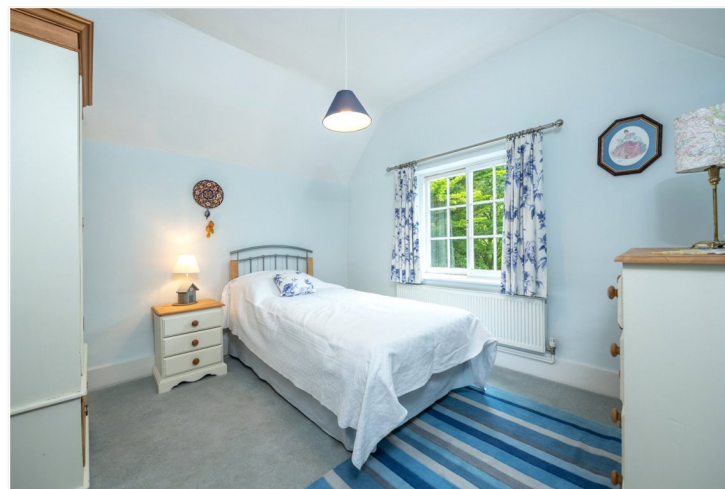
Entrance Hall - With stairs leading to the first floor, exposed beamed ceiling, power points, door leading to

Lounge - 15'4" x 11'1" (4.67m x 3.38m) With attractive brick feature fireplace with wood burning stove, two windows to the front aspect, exposed beamed ceiling, understairs storage cupboard, radiator, television point, power points, telephone point, door to

Rear Hallway - With stable door to rear garden, leading to utility room, leading to kitchen/breakfast room

Dining Room - 12' x 11'10" (3.66m x 3.6m) With attractive feature fireplace, window to the front aspect, beamed ceiling, radiator, power points, built in bookcase and archway leading to

Study - 15'5" x 5'5" (4.7m x 1.65m) Being double aspect front and rear, radiator, telephone point, built in bookcase, window seat



Breakfast Kitchen - 11'1" x 10' (3.38m x 3.05m) With a range of fitted units comprising sink with cupboard under, good range of wall and base units with solid oak worktops, space for cooker with extractor above, integrated fridge/freezer, tiled flooring, windows to side and rear, down lighters, radiator, power points

Utility Room - 10'11" x 6' (3.33m x 1.83m) With fitted tiled work surfaces, space and plumbing for washing machine, space and plumbing for dishwasher, two windows to the rear aspect, tiled flooring, radiator, power points, exposed beam ceiling and door leading to

Cloakroom - Fully tiled with low level WC, wash hand basin, radiator, tiled flooring, beamed ceiling, window to rear aspect



First Floor Landing - With built in airing cupboard housing hot water tank with shelving above, feature window, power points

Bedroom One - 13'1" x 12'9" (4m x 3.89m) With attractive feature fireplace, two windows to front aspect, radiator, power points.

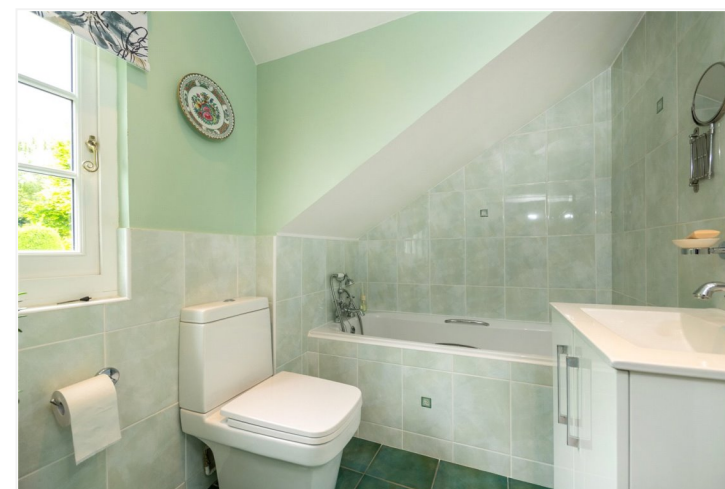
Bedroom Two - 12'6" x 10'9" (3.8m x 3.28m) With feature fireplace, window to the front aspect, built in storage cupboards, radiator, power points

Bedroom Three - 10'10" x 10'3" (3.3m x 3.12m) With window to the rear aspect, radiator, power point and access to roof space



Family Bathroom - A modern fitted suite comprising double ended bath, wash hand basin set in unit with cupboards below, low level WC, separate fully tiled shower cubicle with wall mounted pumped thermostatic shower, heated towel rail, part tiled walls, tiled flooring, window to the rear aspect

Outside - To the front of the property there is a gated entrance leading to a large gravel driveway providing ample parking leading to a SINGLE GARAGE with power and light. There is an attractive laid to lawn area with gravel pathway to the front door. The rear garden is a particular feature of the property with large paved patio area with dwarf wall and steps leading up to extensive laid to lawn garden with wide variety of mature trees and shrubs being very private and backing onto a neighbouring paddock. There is a brick built workshop with power, light, and window, there is access to the side, oil boiler (fitted 3 years ago) supplying hot water and central heating and outside water tap.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

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