



4 bed farm house to buy in PE10

2 Dyke Drove, Bourne, Lincolnshire, PE10
OBL

£710,000 Starting Bid

 x 4  x 1

Tenure
Freehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ SET WITHIN EXTENSIVE GROUNDS IN A RURAL LOCATION
- ✓ DETACHED FOUR-BEDROOM FAMILY HOME
- ✓ ADDITIONAL WORKSHOP AND SMALLER BRICK BUILDING
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Other
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Un-Conditional Auction

We are delighted to present to the market this one-off family home, set within extensive grounds. This rural location, just north of Bourne, offers a wealth of opportunities. There is also a fully fitted outbuilding that includes toilets, an open-plan space, and two additional rooms located at either end of the building. In addition, the site features a workshop, a smaller brick building, and a concrete parking and turning area. Beyond the buildings, there are extensive grounds, which include mature trees and grassland. The detached family home is of substantial size and includes four bedrooms, an en-suite and dressing area with a balcony, and a family bathroom. Downstairs, there is an entrance hall, conservatory, lounge, dining room, kitchen/breakfast room, utility room, games room, downstairs bathroom, and an inner reception hall. EPC Energy Rating Currently Unavailable/Council Tax Band C.

ENTRANCE

UPVC glazed door to front, exposed brick walling and laminate flooring.

CONSERVATORY

15' 11" x 10' 6" (4.85m x 3.20m) (approx.) UPVC construction, exposed brick walling, multi fuel burner, exposed brick fireplace surround, UPVC French doors to rear and UPVC windows.

LOUNGE

13' 2" x 11' 9" (4.01m x 3.58m) (approx.) UPVC French doors to hall, multi fuel burner, exposed brick chimney, dado rail and door to hall.

DINING AREA

10' 7" x 9' 7" (3.23m x 2.92m) (approx.) UPVC window to side and rear, dado rail and radiator.

KITCHEN

14' 3" x 10' 7" (4.34m x 3.23m) (approx.) Fitted with a range of base and eye level units, Rayburn oven, stainless steel sink unit with mixer tap, part tiled walls, plumbing and space for dishwasher, quarry tiled flooring, UPVC window to rear and door to garden.

UTILITY

10' 5" x 6' 11" (3.17m x 2.11m) (approx.) Fitted with a range of base units, stainless steel sink unit, plumbing and space for washing machine, part tiled walls, quarry tiled flooring, UPVC window to rear and door to rear.

INNER HALL

10' 5" x 9' 10" (3.17m x 3.00m) (approx.) Stairs to first floor, radiator and dado rail.

BATHROOM

11' 0" x 8' 8" (3.35m x 2.64m) (approx.) Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, fully tiled walls, heated towel rail and UPVC window to front.

GAMES ROOM

16' 7" x 13' 0" (5.05m x 3.96m) (approx.) UPVC window to front, bi-fold doors to side and rear and exposed brick walling.

LANDING

Cupboard, radiator and loft access.

BEDROOM ONE

23' 7" x 16' 7" (7.19m x 5.05m) (approx.) L-Shape, loft access, glazed door to juliet balcony and three UPVC windows to rear.

WALK IN DRESSING AREA

6' 7" x 6' 4" (2.01m x 1.93m) (approx.)

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, heated towel rail, extractor fan, tiled flooring and part tiled walls.

BEDROOM TWO

13' 3" x 11' 10" (4.04m x 3.61m) (approx.) UPVC French doors to balcony and radiator.

BEDROOM THREE

10' 11" x 9' 7" (3.33m x 2.92m) (approx.) UPVC window to rear and radiator.

BEDROOM FOUR

7' 8" (max) x 10' 10" (2.34m (max) x 3.30m) (approx.) UPVC window to rear and radiator.

BATH/SHOWER

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, 3/4 tiled walls, radiator and UPVC window to rear.

OUTSIDE

Approx. 6 Acres of land, gated access to property and plenty of off road parking.

REAR PORCH

Brick base, glazed UPVC door to side and UPVC window to rear.

WORK SHOP

27' 9" x 21' 8" (8.46m x 6.60m) (approx.) Breeze block construction, windows to rear and side, half glazed double doors to side and access to loft.

UNIT

75' 6" x 33' 0" (23.01m x 10.06m) (approx.) Roller shutter doors, light and power and emergency door to side.

OUTBUILDING ENTRANCE

UPVC door to front and UPVC window to front.

ROOM ONE

16' 1" x 13' 0" (4.90m x 3.96m) (approx.) UPVC window to side and radiator.

ROOM TWO/STORAGE ROOM

9' 9" x 9' 8" (2.97m x 2.95m) (approx.)

TOILET ONE

9' 7" x 5' 0" (2.92m x 1.52m) (approx.) Fitted with a two piece suite comprising WC and wash hand basin, wall heater and part tiled walls,

TOILET TWO

9' 7" x 4' 7" (2.92m x 1.40m) (approx.) Fitted with a two piece suite comprising WC and wash hand basin, wall heater and part tiled walls.

KITCHEN

9' 7" x 4' 10" (2.92m x 1.47m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, fridge freezer space, part tiled walls and UPVC window to side.

MAIN ROOM

35' 6" x 16' 2" (10.82m x 4.93m) (approx.) Two UPVC windows to side, UPVC window to front, emergency exit door, four radiators and 4 skylights.

ROOM THREE

16' 4" x 16' 2" (4.98m x 4.93m) (approx.) UPVC windows to front, side and rear, two skylights, radiator and tongue and groove ceiling.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £710,000

Property Type: Farm House

Parking: Garage, Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Other

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

2 Dyke Drove, Bourne, Lincolnshire, PE10 0BL

Contact your local branch today for more information on this property:

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