

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



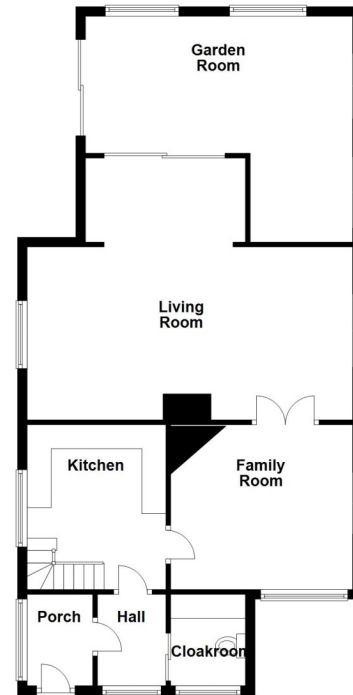
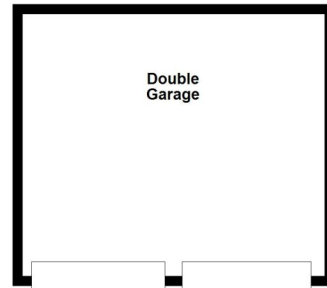
Rosewood Cottage, Main Road, Dunsby, Lincolnshire, PE10 0UB

£399,950 Freehold

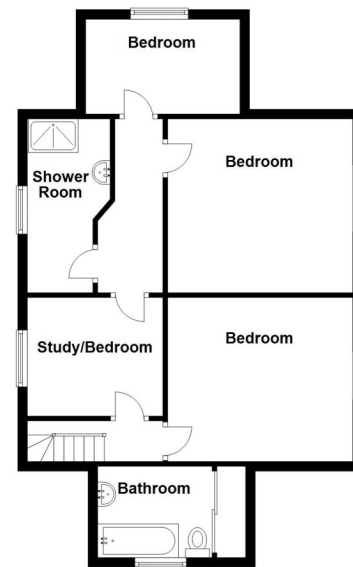
Located in the sought after village of Dunsby this three bedroom detached cottage offers huge potential with a large plot with planning for a further detached dwelling to the side (Plans can be viewed via south keseven planning using ref s22/0460) The property is in need of complete modernisation with accommodation comprising, entrance porch, lounge and dining room, garden room, kitchen, three bedrooms on the first floor and bathroom plus further shower room. Outside there is a walled driveway providing ample off road parking leading to a detached double garage and further outbuildings. Please call 01778 392807 for more information.

4 Bedrooms | Entrance Porch | Cloakroom/Utility | Kitchen | Family Room | Living Room
| Garden Room | Bathroom | Shower Room | Outside

Ground Floor



First Floor



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See things differently.



Garden Room - 17'3" x 15'10" (5.26m x 4.83m) Constructed brick pillars with sealed unit double glazed panels between, warm roof, patio doors opening to rear garden, ceramic floor tiles.

First Floor Landing - With door to.

Bedroom One - 12'5" x 11'5" (3.78m x 3.48m) With upvc double glazed window to the side, radiator and power points

Bedroom Two - 12'5" x 11'2" (3.78m x 3.4m) With upvc double glazed window to the side, radiator and power points.

Bedroom Three - 9'6" x 6'3" (2.9m x 1.9m) With upvc double glazed window to the rear, radiator and power points.

Study/Bedroom Four - 9'4" x 8'2" (2.84m x 2.5m) With window to the side and access through to the landing.

Bathroom - With panelled bath, low level wc, wash hand basin, built in cupboards and window.

Shower Room - With shower cubicle, wash hand basin, radiator and window to the side.

Outside - GARDEN Twin opening wrought iron gates provide access to a large gravelled driveway which provides off road parking for several cars. This garden benefits from outbuildings, a double garage and a large storage shed/workshop.

Brick built outhouse with two separate storages areas:

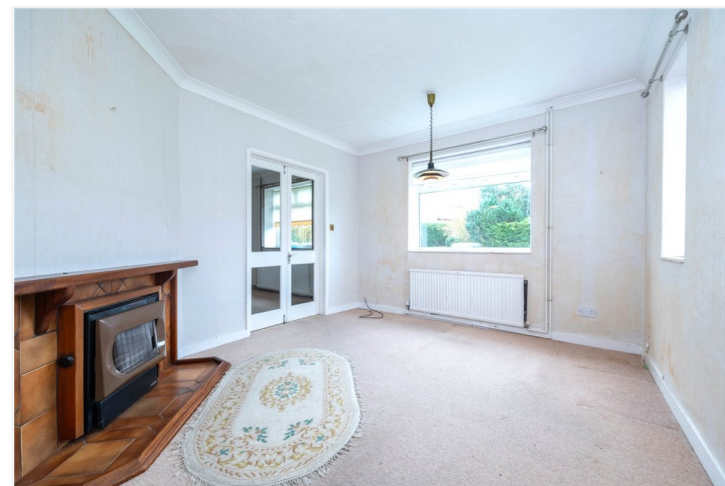
1. 8'4" x 3'8" power and light connected
2. 8'5" x 10'8" power and light connected

Detached double garage with twin up and over doors, power and light connected.

The rear garden is an absolutely beautiful feature of this property. It offers a good degree of privacy and benefits from stunning well kept gardens. The garden is laid to a well kept large lawn with mature trees and shrubs offering lovely shaded areas to sit under. The borders are stocked with an abundance of flowers and shrubs and there is a large fishpond. Overall a haven to sit and relax in.

Included in this sale is a plot with Outline Planning Permission for one dwelling. Please see Agents Note for further information.

AGENTS NOTE This property has Outline Planning Permission for the erection of a single dwelling. Permission was granted by SKDC under reference number S22/0460 and was granted on 28th April 2022. Please see a Title Plan for location purposes only. Buyers are encouraged to make their own enquiries.



ACCOMMODATION

Entrance Porch - With door leading to

Hall - With door to the kitchen and door to

Cloakroom/Utility - Low level WC with concealed flush, radiator, floor standing oil fired central heating boiler, space and plumbing for automatic washing machine.

Kitchen - 11'1" x 8'11" (3.38m x 2.72m) Fitted white wall mounted and floor standing cupboards with complimentary worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, double electric oven, small under stairs storage cupboard, radiator, stairs to first floor.

Family Room - 12'2" x 11'1" (3.7m x 3.38m) With feature fireplace, upvc double glazed window and doors leading to.

Living Room - 21'5" x 11'10" (6.53m x 3.6m) Two wall light points, two radiators, chimney breast with stone hearth, open through to Snug (9'3" x 5'9"), sliding patio doors to.