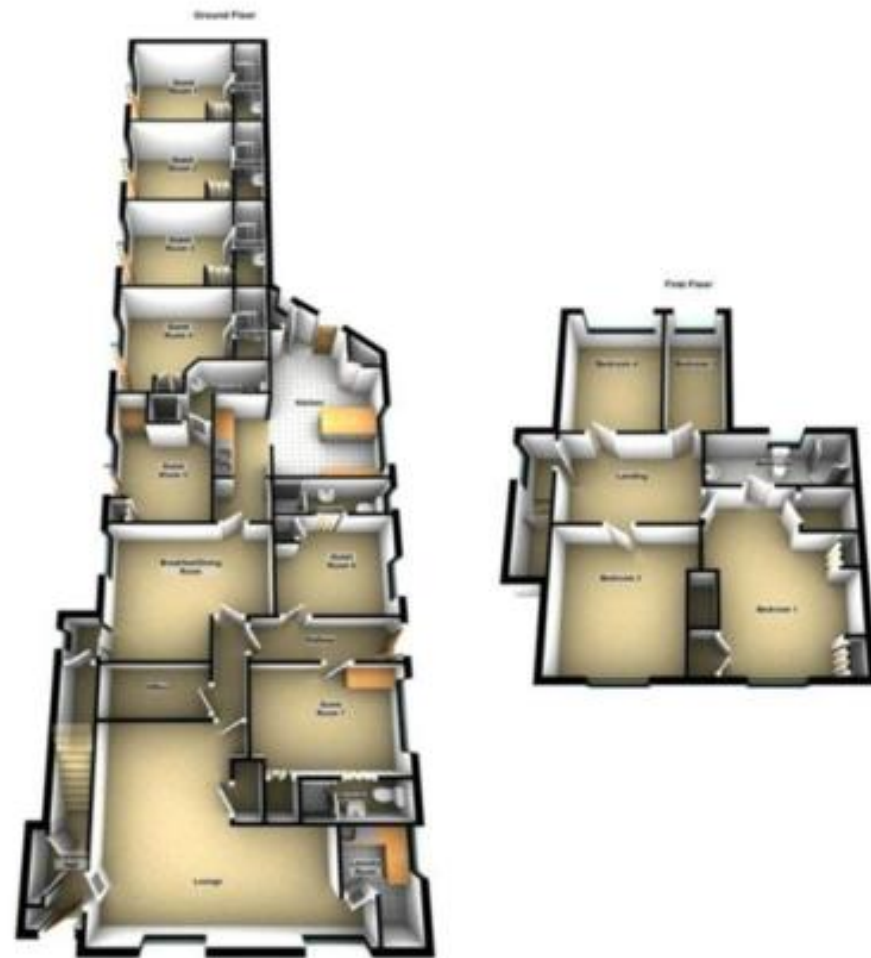


The Dormey House, Meadowgate, Bourne, Lincolnshire

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		79
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



AGENTS NOTE: For illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



The Dormey House, 28 Meadowgate, Bourne, Lincolnshire, PE10 9EZ

£450,000 Freehold

A fantastic opportunity to purchase this established bed & breakfast with separate living accommodation located in the heart of Bourne with plenty of parking. The property offers huge potential and could be used for numerous business possibilities including potential HMO use and really must be viewed to fully appreciate the potential on offer. Upstairs there is a self-contained flat with its own separate entrance that could easily be used as further rental accommodation and on the ground floor there are 7 rentable rooms with a further commercial kitchen, lounge and dining area that again could be used as further rental. Dormy House is a one-off property offering lots of possibilities and for more information please give the team a call on 01778 392807.

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See things differently.



Bathroom - Fitted with a three-piece suite comprising corner bath with shower over, wash hand basin, low level wc, heated towel rail, UPVC double glazed window to the rear aspect.

Ground Floor Commercial Element

Hallway - Access to parking space, office, laundry room and linen store.

Breakfast/Dining Room - 14'6" x 11'5" (4.42m x 3.48m) UPVC double glazed window to the rear aspect.

Kitchen - 15'8" x 15'3" (4.78m x 4.65m) Fitted with a range of wall mounted, base and drawer units, commercial sink, worktop, space for fridges and freezer, UPVC double glazed window to the side aspect, seven ring gas range and grills style oven.

Guestrooms - As Part of the Main Building

Guest Bedroom Six - 9'9" x 8'7" (2.97m x 2.62m) UPVC double glazed window to the front aspect, radiator, built-in wardrobes.

En Suite - Fitted with a three-piece suite comprising wash hand basin, low level wc, shower cubicle and UPVC double glazed window to the front.

Guest Bedroom Seven - 11'11" x 8'5" (3.63m x 2.57m) UPVC double glazed window to the front aspect, radiator, built-in wardrobes.

Rear Lobby - Good sized under stairs cupboard and a covered lean to giving access to: -

Guest Bedroom One - 10'9" x 10'7" (3.28m x 3.23m) UPVC double glazed window to the side aspect, double radiator, built-in wardrobes.

En Suite - Fitted with a three-piece suite comprising shower cubicle, low level wc, wash hand basin, extractor fan.

Guest Bedroom Two - 10'7" x 9'10" (3.23m x 3m) UPVC double glazed window to the side aspect, double radiator, built-in wardrobes.

En Suite - Fitted with a three-piece suite comprising shower cubicle, low level wc, wash hand basin, extractor fan.

Guest Bedroom Three - 10'7" x 10'7" (3.23m x 3.23m) UPVC double glazed window to the side aspect, double radiator, built-in wardrobes

En Suite - Fitted with a three-piece suite comprising shower cubicle, low level wc, wash hand basin, extractor fan.

Guest Bedroom Four - 10'7" x 9'3" (3.23m x 2.82m) UPVC double glazed window to the front aspect, built-in wardrobes, radiator.

En Suite - Fitted with a three-piece suite comprising shower cubicle, low level wc, wash hand basin, extractor fan.

Guest Bedroom Five - 11'1" x 8'10" (3.38m x 2.7m) UPVC double glazed window to the side aspect, radiator.

En Suite - Fitted with a three-piece suite comprising shower cubicle, low level wc, wash hand basin, extractor fan.

Outside - There is a driveway leading to car parking spaces.

ACCOMMODATION

SEPARATE LIVING ACCOMMODATION

Lounge - 15'6" x 10'6" (4.72m x 3.2m) Radiator, UPVC double glazed window to the front aspect, TV point, storage cupboard.

Dining Area - 8'1" x 7'11" (2.46m x 2.41m) UPVC double glazed window to the front aspect.

Laundry Room - Fitted with wall mounted and base units, space and plumbing for washing machine, UPVC double glazed window to the side aspect, sink and worktop.

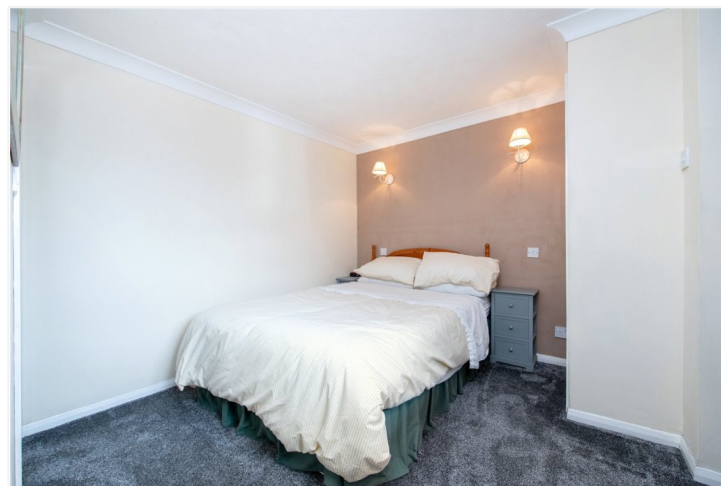
Stairs Leading to First Floor - Radiator.

Bedroom One - 11'11" x 11'1" (3.63m x 3.38m) UPVC double glazed window to the front aspect, double radiator.

Bedroom Two - 11'11" x 10'9" (3.63m x 3.28m) UPVC double glazed window to the front aspect, double radiator

Bedroom Three - 12'1" x 8'6" (3.68m x 2.6m) UPVC double glazed window to the rear aspect, double radiator.

Bedroom Four - 12'1" x 5'3" (3.68m x 1.6m) UPVC double glazed window to the rear aspect, radiator.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A