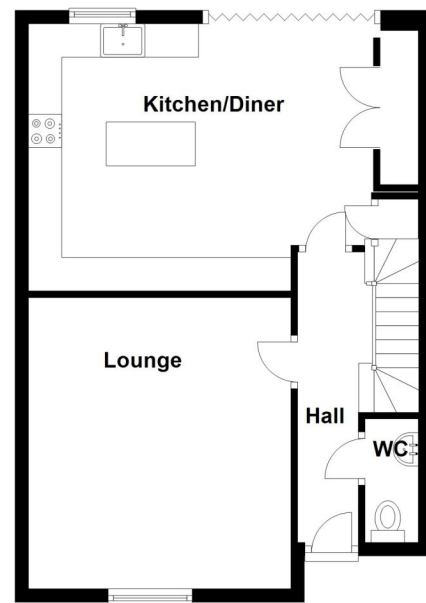
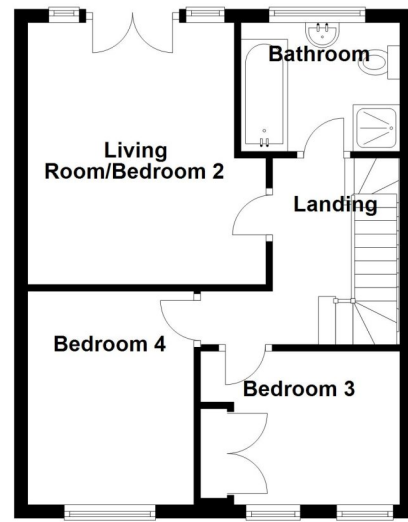


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

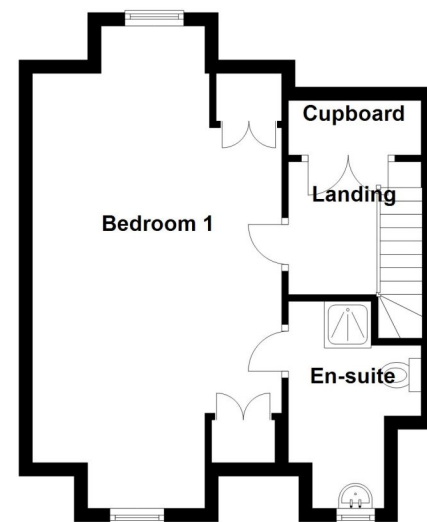
Ground Floor
Approx. 48.1 sq. metres (518.0 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.7 sq. feet)



Second Floor
Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 124.2 sq. metres (1337.0 sq. feet)



4 Chapel View, Dyke, Bourne, Lincolnshire, PE10 0AN

£380,000 Freehold

Winkworth are delighted to offer for sale this attractive stone built four bedroom town house with detached double garage. Located in the highly sought after village of Dyke with views over open fields this spacious home is set over three floors with lounge with woodburning stove, stunning newly fitted kitchen/diner with views across open fields and downstairs cloakroom. On the first floor there is a further living room/bedroom with Juliet balcony overlooking the views, two further bedrooms and bathroom and on the second floor a master bedroom with en-suite. Outside there is a double garage with electric door and parking to the front and to the rear a lovely easy to maintain fully landscaped garden with large patio and artificial grass area and fantastic views over open fields.

Attractive stone built four bedroom town house | Detached double garage | Views over open fields | Juliet balcony overlooking the views | Fully landscaped garden | Large patio and artificial grass area | EPC to follow | Council Tax Band D

Winkworth Bourne | 01778392807 |
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Winkworth

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See things differently.



First Floor Landing - Stairs to second floor landing, doors to first floor accommodation, radiator and programmable thermostat for central heating.

Living Room/Bedroom - 14'7" (4.45) max/11'10" (3.6) min x 12'1" (3.68) with UPVC double glazed french doors to Juliet balcony and UPVC double glazed side panels to rear elevation with views across open countryside, radiator and TV point.

Bedroom Three - 11'10" max x 9' (3.6m max x 2.74m) with two UPVC double glazed windows with shutters to front aspect, fitted wardrobe, TV point and radiator.

Bedroom Four - 11'11" x 8' (3.63m x 2.44m) With UPVC double glazed window with shutters to front aspect, TV point and radiator.

Bathroom - Fitted four piece suite comprising low level wc with push button dual flush, pedestal wash hand basin, panel bath with mixer tap shower over fully tiled shower cubicle, Radiator and extractor fan with integrated downlight.

Second Floor Landing - Large built-in storage cupboard and loft access. Door to master bedroom.



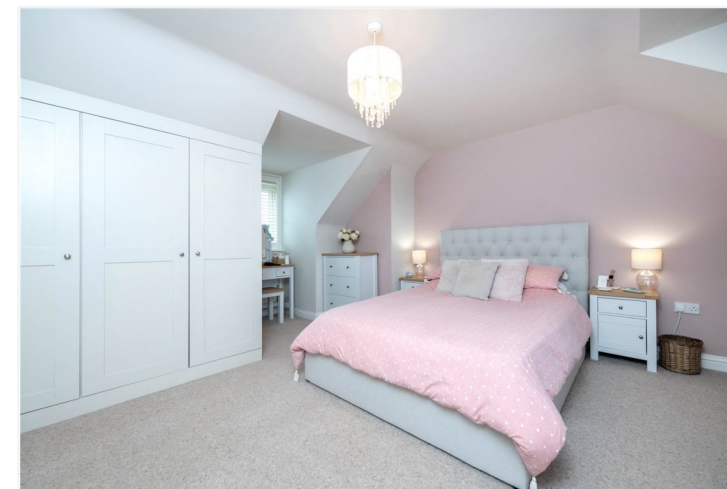
ACCOMMODATION

Entrance Hall - Stairs to first floor landing, under stairs storage cupboard housing water cylinder, radiator, karndeian flooring and programmable thermostat for central heating.

Downstairs Cloakroom - Two piece suite comprising low level wc with hidden cistern and dual push button flush ceramic wash hand basin, karndeian flooring, radiator and extractor fan.

Lounge - 14'7" (4.45) into recess x 11'10" (3.6) With UPVC double glazed window with shutters to front aspect, two TV points, telephone point, Karndeian flooring, radiator and attractive woodburning stove.

Kitchen/Dining Room - 19'6" x 13'2" (5.94m x 4.01m) With stunning newly fitted units comprising, ceramic sink with cupboard under, excellent range of wall and base units complemented by Corian worktops and upstands, centre island with solid oak worktop and drawers and cupboards below built in oven and gas hob with extractor above, integrated fridge freezer, integrated dishwasher, utility cupboard with solid oak worktop and space and plumbing for washing machine and tumble dryer, further under stairs cupboard, Karndeian flooring and bi folding doors onto the rear garden.



Master Bedroom - 20'8" (6.3) into dormer x 13'2" (4.01) With upvc double glazed window with shutters to the front and further window to the rear, radiator, power points and door to.

En-Suite Shower Room - Fitted with a three piece suite comprising low level wc with push button dual flush, pedestal wash hand basin with mixer tap and tiled shower cubicle. Radiator and extractor fan with integrated downlight.

Outside - The rear garden enjoys views across open countryside and can be accessed via timber gates. There is a generous patio area leading to artificial grass providing a lovely sitting area to enjoy the views.



DOUBLE GARAGE

The double garage is situated in opposite the house and has a electric roller shutter door, power and light supply and eaves storage space.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

D