

# Stephen Knipe & Co



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**The Bungalow**  
Black House Farm  
5a South Fen Road  
**Bourne**  
Lincolnshire PE10 0DN



A detached three bedroom bungalow in need of full refurbishment  
(following flood damage) with 2 acres of land

**Offers invited in excess of £150,000**

Stephen Knipe & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Stephen Knipe & Co has any authority to make or give any representation or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATIONS 2003.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **Location and Description**

The property is situated on the north side of South Fen Road approximately 2 miles east of Bourne.

The property suffered from flood damage following a burst pipe, in the winter of 2009/2010 and has been gutted by the present owner, leaving the basic structure (timber frame, brick clad walls and concrete tile roof) with timber frame internal divisions.

With the 2 acres of land to the eastern side, the property offers considerable potential for a variety of uses subject to any necessary planning consents.

### **Dimensions and original accommodation**

The property measures 54ft x 23ft (16.44m x 7m) externally including an integral single garage. The accommodation originally was Entrance Hall, Lounge, Kitchen, 3 bedrooms, bathroom and WC.

The land which is currently under arable cultivation, is rectangular in shape, is the same depth back from the Fen road as the bungalow plot and approx 190m long.

### **Services**

Mains gas and electricity are connected. Water is via private borehole. Drainage is to a private system.

### **Council Tax**

The property is currently assessed as Band B.

### **Viewing**

By arrangement with the selling agents.