



Glenforge, Caenby Road

| Glenthams, Market Rasen | LN8 2EX

£75,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Glenforge

Caenby Road |

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Detached Bungalow of Non-Standard Construction for Refurbishment or as a Potential Building Plot of around 0.10 Acres on a Prominent Corner Plot within the village of Glenthams. The village has a vibrant community with events hosted throughout the year by the Village Hall.

The existing Detached Bungalow is a Part Asbestos, Pre-Fabricated building encased by a brick exterior. It is heated by Air Source Heat Pump and the warmth is retained by uPVC double glazing. The accommodation comprises: Entrance Porch/Sun Room, Hall, Living Room with Log Burner, Kitchen, Rear Porch, Two Bedrooms and Shower Room. Outside there are Gardens to Front and Side and Various Outbuildings plus a Driveway with Parking for approximately Four Cars.

- Cash Buyers Only!
- Possible Building Plot - 0.1 Acres
- Pre-Fab containing Asbestos
- Kitchen, Two Bedrooms, Shower Room
- Refurbishment Possibility
- Non-Standard Construction
- Porch/Sun Room & Living Room
- Outbuildings, Garden & Drive

Entrance Porch/Sun Room

7'11 x 9'9 (2.41m x 2.97m)

Approached through uPVC entrance door. Double radiator. Windows to Front and Sides. Tiled floor. Single glazed inner door to:-

Reception Hall

Double cupboard. Access to loft. Storage cupboard with hot water tank.





Living Room

10'4 x 15'2 (3.15m x 4.62m)

Log burner with tiled hearth. Windows to front and side. Double radiator. Door to:-

Kitchen

10'5 x 9'3 (3.18m x 2.82m)

Wall and base units. Roll top work-surface with inset single drainer stainless steel sink top. Built-in electric oven and hob. Window to side. Tiled floor. Door to:-

Rear Porch

5'7 x 6'9 (1.70m x 2.06m)

uPVC door to Driveway.

Bedroom One

10'5 x 11'11 (3.18m x 3.63m)

Window to front. Triple radiator.

Bedroom Two

11'10 x 10'5 plus storage (3.61m x 3.18m plus storage)

Radiator. Window to rear. Range of fitted storage.

Shower Room

Wash hand basin. Shower enclosure. W.C. Double radiator.

Outside

Driveway with Parking for Four cars.

Front & Side Garden

Approached via wrought iron gates and being enclosed by walling with railings. Lawns. Fruit trees.

Outbuildings

Outbuilding One: 10'3 x 5'1

Outbuilding Two: 15'0 x 7'0

Outbuilding Three: 16'2 x 8'4

Outbuilding Four: 12'1 x 8'9

Additional Information

Tenure: Freehold

EPC Rating: F

Council Tax Band: A - West Lindsey

Services: Mains Electric, Water and Drainage. Heating by Electric

Air Source Heat Pump





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	35	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Floor Plan to Follow

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Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.