

0.55 Acre - Sheila's Cottage, Caistor Road

| Little Limber, Grimsby | DN37 8LL

£270,000

Perkins George Mawer & Co.

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

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Detached Home in Semi Rural Location with No Near Neighbours which is Ripe for Renovation and set in a Plot/Gardens of around 0.55 Acre. There are many Countryside and Woodland Walks nearby, yet only around six miles from the Pretty Market Town of Caistor on the Western Edge of the Lincolnshire Wolds, Area of Outstanding Natural Beauty. Caistor has a selection of Local Shops, Cafes, Pub and a Weekly Market, it also boasts the well regarded Caistor Grammar School.

Cash Buyers only due to the Non-Compliant Drainage and Spray Foam in the Attic. A Perfect Opportunity for anyone wanting to Stamp their Mark on this Unique Property, 'Live the Good Life' and Refurbish the House and Outbuildings. It briefly comprises: Entrance Hall, Two Reception Rooms, Kitchen and Side Porch. There are Three First Floor Bedrooms and a Bathroom. Outside it is a Lovely Sized Plot/Garden with a Driveway, Carport and a Selection of Outbuildings including Garaging/Workshops. It is Offered For Sale with No Chain.

- Cash Buyers Only!
- Ripe for Renovation
- Two Receptions & Kitchen
- Selection of Outbuildings
- Semi Rural Location
- Approximately a 0.55 Acre Plot
- Three Bedrooms & Bathroom
- No Onward Chain

Entrance Hall

Approached through uPVC entrance door with double glazed insert with stained and leaded feature. Stairs to First Floor with cupboard under. Multi pane glazed doors to Sitting Room plus Lounge/Diner.

















Sitting Room
9'5 x 13'11 (2.87m x 4.24m)
Open fire with tiled hearth and surround. Bow window to the front. Radiator. Coving.

Living/Dining Room
16'4 x 9'11 (4.98m x 3.02m)
Bow window to the front. Parkray solid fuel stove serving heating and hot water. Two windows to the side. Radiator. Coving. Door to:-

Kitchen
6'3 x 20'3 (1.91m x 6.17m)
Wall and base units, wall units with pelmets. Roll-top work-surfaces with inset one and a half owl, single drainer sink top. Double radiator. Window to rear. Built-in electric oven and hob. Multi pane, single glazed door to:-

Side Porch (Main Entrance)
Approached via uPVC multi pane, double glazed/double opening entrance doors.

Landing
Window to front. Radiator. Access to loft. White panel effect doors off.

Bedroom One
16'2 x 9'11 (4.93m x 3.02m)
Window to front and side. Tiled fireplace. Radiator. Coving.

Bedroom Two
7'10 x 10'11 (2.39m x 3.33m)
Window to front. Radiator.

Bedroom Three
8'0 x 9'8 plus recess (2.44m x 2.95m plus recess)
Tiled fireplace. Window to rear. Radiator. Coving.

Bathroom
White suite of panelled bath having 'rain' shower over and glazed screen. Pedestal wash basin. Low level W.C. Tiling to water sensitive areas. Airing cupboard housing foam lagged hot water cylinder.











Plot and Grounds Surrounding of Around 0.55 Acre

Driveway approached through double opening wrought iron gates with parking for three to four cars. Lawns. Fruit Trees.

Carport & Attached Outbuildings

8'3 x 13'0 (2.51m x 3.96m)
Coal Store
Outside Loo
Store

Two Garages & Garden Store

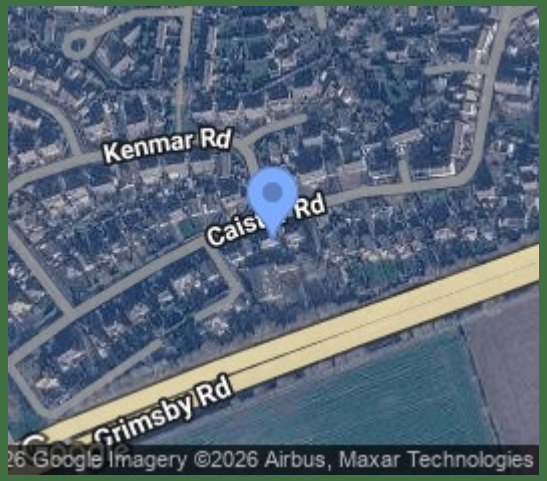
19'2" x 10'0" (each garage) (5.84m x 3.05m (each garage))
Attached Garden Store: 19'0 x 5'6

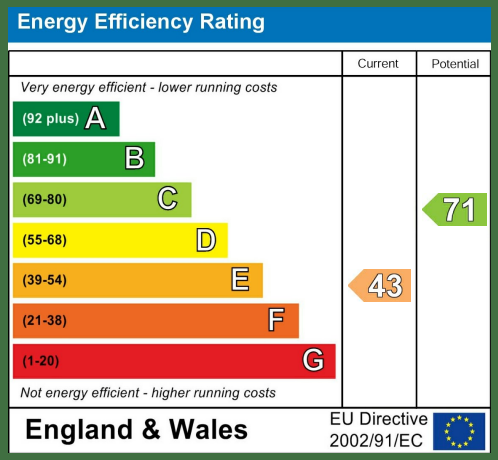
Large Timber Garden Shed/Workshop

Additional Information

Tenure: Freehold
EPC Rating: E
Council Tax Band: C - North Lincolnshire
Services: Mains Electric & Water. Heating by Parkray Sold Fuel Heater. Non Compliant Septic Tank
Broadband: Not connected
Agents Note: We have taken into account the fact this home has Spray Foam Insulation in the loft and a Non-Compliant Septic Tank when pricing this home For Sale.
What3Words - airfields.corrects.replaces

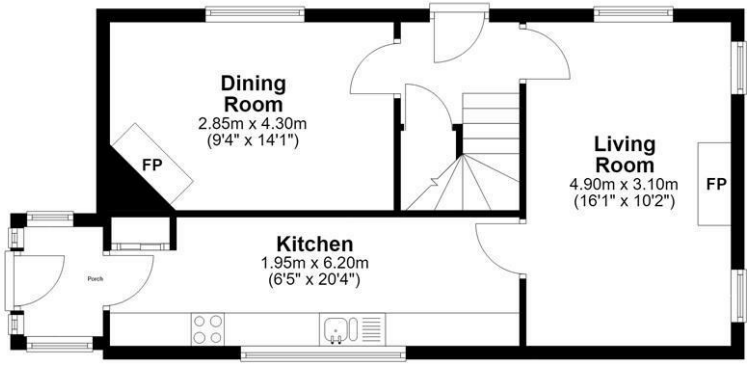






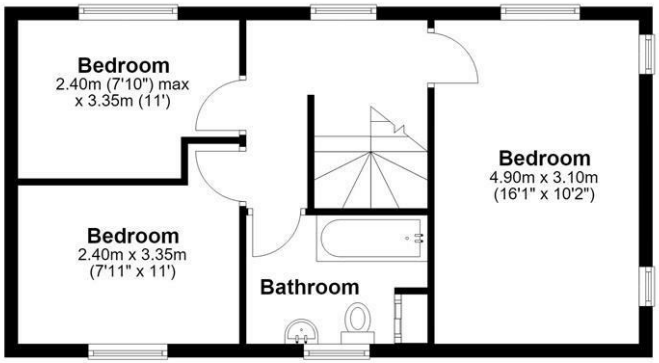
Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 94.3 sq. metres (1014.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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.