



Shoe Corner, Main Road

| Goulceby, Louth | LN11 9UT

£240,000



Perkins George Mawer & Co.

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

Shoe Corner

Main Road |

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£240,000

Cherished Detached Cottage which is ready to be Re-Loved by new custodians. Located in a highly desirable Lincolnshire Wolds Village, which is an area of Outstanding Natural Beauty with an abundance walks on your doorstep with Panoramic Views or hop in your car and be at the coast in under three quarters of an hour. The village has an active community and the popular Three Horseshoes Pub and Jam Jars Bistro and Cafe. If you need Shopping, Leisure or Schooling, they can all be found less than ten miles away in Louth, which boasts the King Edward VI Grammar School.

This has been a Cherished Home for many years but it is now ripe for refurbishment by the new owners. It has accommodation comprising; Storm Porch, Reception Hall, Study, Living Room with Multi Fuel Burner, Separate Dining Room, Kitchen/Breakfast Room, Ground Floor Bathroom. On the First Floor there are Three Bedrooms and a Cloakroom. Outside there is a Good Sized Rear Garden, Garage and Parking. Offered For Sale with No Chain.

- Rarely Available Detached Cottage
- Lincolnshire Wolds (A.O.N.B.)
- Scope for Improvement
- Three Bedrooms & Bathroom
- Sought After Village
- Ready to be Re-Loved
- Three Receptions & Kitchen
- Garage & Large Rear Garden

Storm Porch

Light. Wooden entrance door with 'Bullseye' glazed insert.

Reception Hall

Radiator. Windows to sides. Stairs to First Floor with wood banister having turned spindles and cupboard under.

Study

8'4 x 6'4 (2.54m x 1.93m)

Window to side.

Living Room

10'4 x 17'1 plus recess (3.15m x 5.21m plus recess)

Multi fuel stove. Double radiator. Two windows to side. Double opening stable doors to rear garden.





Dining Room

12'11 x 10'3 (3.94m x 3.12m)

Window to front. Beams to ceiling. Open fire (not currently working). Fitted shelving. Radiator.

Kitchen/Breakfast Room

13'3 x 9'3 (4.04m x 2.82m)

Fitted wall and base units. Wood worksurfaces. Belfast sink. Windows to front and side. Terracotta colour tiled floor. Pantry. Double radiator. Door to rear garden.

Ground Floor Bathroom

Bath with shower over and screen. Pedestal wash basin. Low level W.C. Terracotta colour tiled floor. Windows to front and side.

First Floor Landing

Window to side. Double radiator. Eaves cupboard.

Bedroom One

10'5 x 13'1 plus recess (3.18m x 3.99m plus recess)

Radiator. Two windows to front and window to rear. Fitted wardrobe/cupboard. Access to loft.

Bedroom Two

8'3 x 12'2 plus recess (2.51m x 3.71m plus recess)

Windows to side and rear (rear window is sealed shut).

Bedroom Three

8'10 x 7'1 plus recess (2.69m x 2.16m plus recess)

Window to side. Double radiator.

First Floor Cloakroom

Low level W.C. Pedestal wash basin. Radiator. Window to side.

Small Front Garden

Double opening timber gates to Parking, Garage and Rear Garden

Garage & Rear Garden

Mostly laid to lawn.

Additional Information

Tenure: Freehold

Services: T.B.C.

EPC Rating: E

Council Tax Band: D - East Lindsey

Broadband: T.B.C.

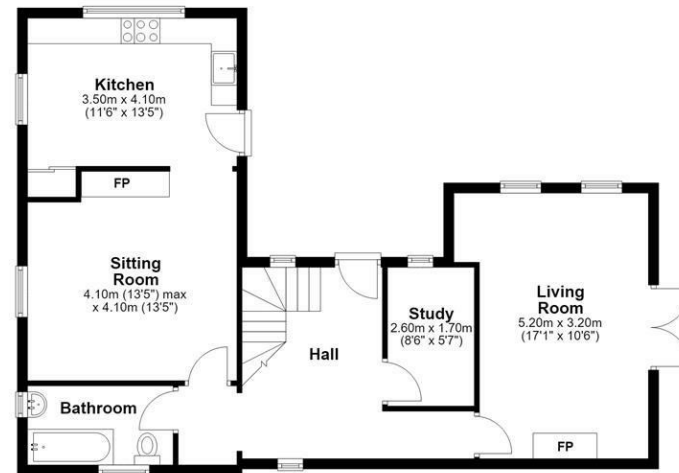


Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		69	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	41		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
			

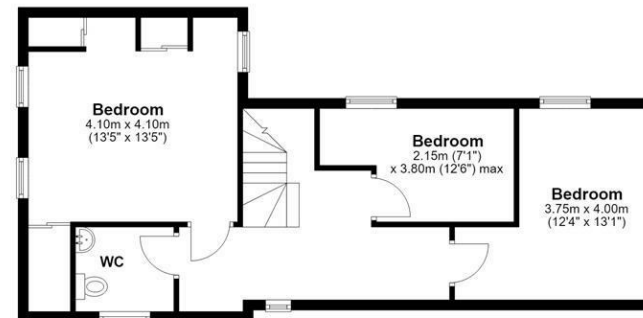
Ground Floor

Approx. 71.4 sq. metres (768.7 sq. feet)



First Floor

Approx. 54.0 sq. metres (580.7 sq. feet)



Total area: approx. 125.4 sq. metres (1349.4 sq. feet)
 Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
 Plan produced using PlanUp.

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.