1 Grange Farm Cottages, Brigg Road

| Howsham, Market Rasen | LN7 6LF

£200,000

Perkins George Mawer & Co.

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

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Situated within the Attractive Surroundings of a Grain Store in the Highly Desirable Village of Howsham, Grange Farm Cottage is a Delightful Three Bedroom, Semi-Detached Cottage offering Character, Space and Countryside Living. Enjoying a Peaceful, Rural Setting while remaining conveniently located to nearby towns such as Brigg, Market Rasen, Scunthorpe and Barton Upon Humber.

The accommodation is Thoughtfully Arranged and Features a Spacious Open Plan Kitchen and Dining Area, ideal for Family Living and Entertaining. A Large Living Room provides a Warm and Inviting Retreat, complete with Open Fire creating the Perfect Focal Point for Cosy Evenings. Externally the cottage benefits from a Private Garden, Off Road Parking for 4-5 Vehicles and a Single Garage.
The garage already benefits from an electricity supply, Presenting an Excellent Opportunity for Conversion into a Home Office, Gym or Additional Living, subject to any necessary consents.

- Charming Semi-Detached Cottage
- Attractive Farmyard Setting
- Large Living Room with Open Fire
- Family Bathroom
- Potential Garage Conversion
- Sought after Village Location
- Ideal for Dog Owners & Outdoor Enthusiasts
- Open Plan Kitchen-Dining Area
- Garage with electricity
- Private Garden & Parking

Entrance Hallway

PVC front door leading from the roadside. Window with privacy glass and leading into the hallway with stairs leading to the first floor and door leading to the Living Room or Dining Room.

Large Living Room
20'9" x 11'5" (6.35m x 3.5m)
Original beams, two radiators, Two front facing windows and door leading to the back aspect of the property. An open fire in brick surround and hearth provides cosy living and wall lights for ambiance.

Open Plan Kitchen to Dining Area
20'5" x 11'10" m (6.23m x 3.62 m)
Open Plan Kitchen to Dining Area

Rear Hallway
6'10" x 3'8" (2.1m x 1.13m)
PVC door and full side panel, leading from the garden and door leading to a utility room.

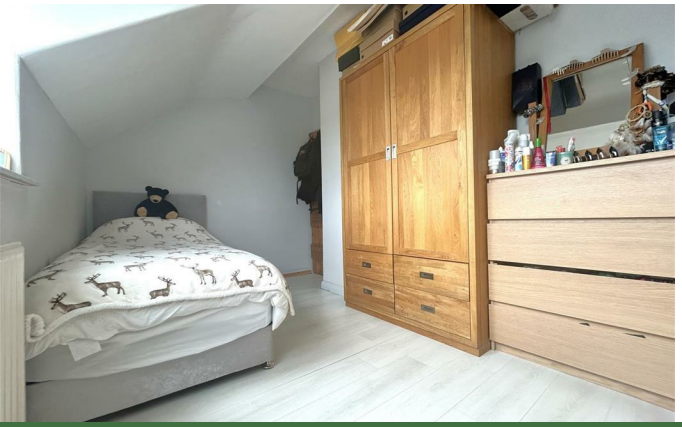
Utility Room
Housing room for a washing mach9ne, tumble dryer, fridge freezer, oil boiler and one full size cupboard with double wall unit.

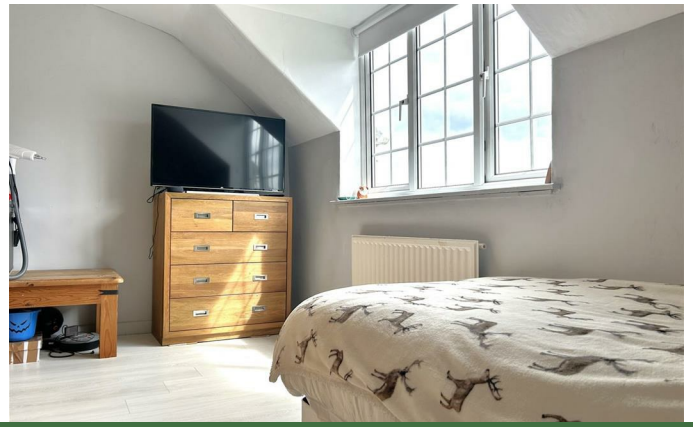
Stairs to First Floor
Providing over the stairs storage cupboard.

Bedroom One
10'11" x 8'8" plus wardrobes (3.35m x 2.65m plus wardrobes)
Ample wardrobe space. Sloping ceiling, window to front aspect. Radiator.

Bedroom Two
14'1" x 8'0" (4.3m x 2.45m)
Sloping ceiling. Large window to back Countryside Views. Radiator. Laminate Flooring.

Bedroom Three
6'9" x 7'10" (2.06m x 2.40m)
Sloping ceiling, Window to back aspect Countryside View. Radiator.





Bathroom

5'9 x 5'7 (1.75m x 1.70m)

White suite of 'P' shaped bath having glazed screen and shower. Low level W.C. Trough style sink in white, high-gloss finish vanity unit with storage. Neutral colour tiling to water sensitive areas and featuring border tile. White heated towel rail. Window.

Garage

9'11" x 15'9" (3.03m x 4.82m)

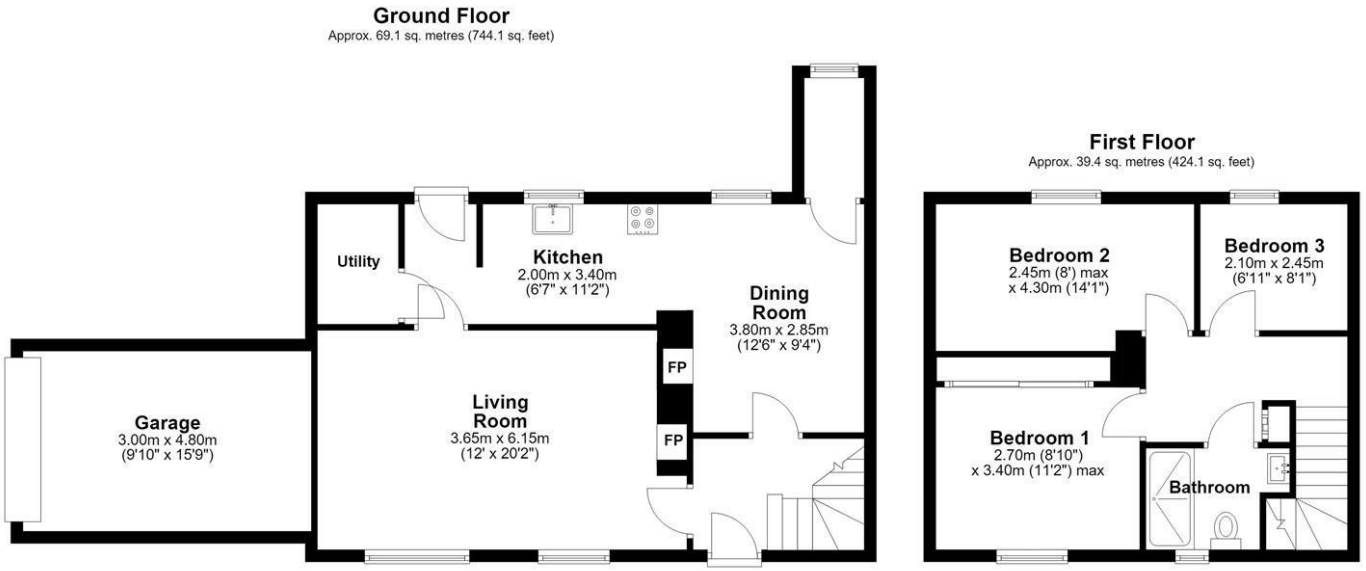
Used as storage room but has electrics and scope to develop. Garage can be used for a vehicle through access from the side gate.

Gardens

A well established hedge screens the Front of the property, providing both wind protection and a good degree of privacy, the Front Garden is mainly laid mainly to lawn, extending from the front wrapping around to a decking area. To the Rear, there is a patio area. Hard standing area sits outside the back dor. The boundary could be altered if desired, however the current owners have carefully arranged the layout to suit their lifestyle with consideration to their dogs.

Additional Information

Tenure: Freehold
Services: T.B.C.
EPC Rating: D
Council Tax Band: A - North Lindsey
Broadband: T.B.C.



Total area: approx. 108.5 sq. metres (1168.1 sq. feet)

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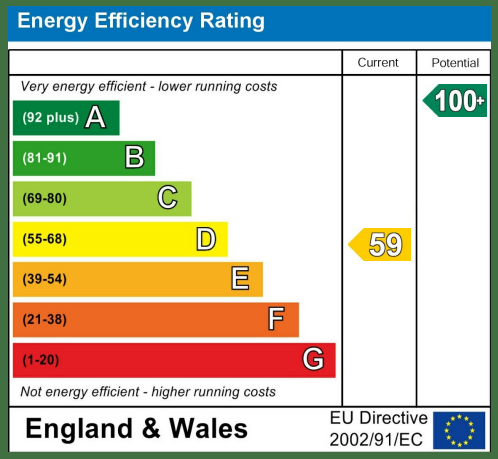

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Agents Note:
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