



**28 CHURCH STREET, GLENTWORTH,
GAINSBOROUGH, LINCOLNSHIRE, DN21 5DJ**

For Sale by Private Treaty – Guide Price £225,000



PGM&CO.
Perkins George Mawer & Co.

28 CHURCH STREET, GLENTWORTH, GAINSBOROUGH, LINCOLNSHIRE, DN21 5DJ.

A well located, semi-detached cottage pleasantly situated and lying in close proximity to St. Michael's Church and with views of the scarp edge of the Trent Valley to the rear.

- Traditional brick and stone, semi-detached cottage.
- Pleasant views of the 'Cliff Edge' and St. Michael's Church.
- Peaceful location.
- Potential to enhance and improve.
- Good sized private grounds, in all about 0.15 Acre.
- Off-street parking with garage and domestic outbuilding(s).

Guide Price £225,000

Available with immediate Vacant Possession



Introduction

28 Church Street, Glentworth comprises a traditional brick and stone construction cottage lying in a peaceful village location with good-sized garden grounds, small brick domestic outbuilding(s) and single garage.

The property benefits from off street parking via a private gravelled driveway connecting directly to the public highway.

It has until recently been let out on a long-term basis and it is now vacant. Presented with neutral decor it is considered to offer good potential for further enhancement and improvement whilst offering many desirable attributes as presented.

Location

Glentworth is about (12.6 miles) north of Lincoln Scunthorpe is region of (17.2 miles) to the South.

what3words: ///defended.resources.mainland.

Distances

Humber Bridge: 28.2 miles.

Humberside Airport: 24.4 miles.

Lincoln Train Station: 12.6 miles.

Schooling facilities as well as shops, hotels and restaurants are freely available in Lincoln, Gainsborough and Scunthorpe.

Proximity to the A15 provides good road connection to the M180 at Scunthorpe and A1 near Newark.

Description

A character cottage considered to offer potential for further improvement but with the benefits of good-sized garden grounds, a peaceful location and 3-bedroom accommodation. The property retains its original charm but benefits from having been updated over recent years.



The accommodation is arranged over 2-floors and is briefly comprised as follows:

Ground Floor: Rear porch; Kitchen; Cloakroom; Utility; Dining Room; Living Room.

First Floor: Bedrooms (x3); Family Bathroom.

Overall, it extends to about 132 sq.m (1,420.84 sq.ft) or thereabouts.

Outside

The garden is mainly to the rear and accessed via a private gravelled driveway providing off-street parking. In addition, the property enjoys a detached concrete, sectional garage and small domestic brick outbuilding(s).

The grounds are surrounded by panel fencing and a red brick wall. There is an oil tank located adjacent to the garage.

General Remarks & Stipulations

Services

Mains water and electric and sewerage are connected. Heating is via a 'Worcester' comprehensive oil system.

Council Tax

Band B (West Lindsey District Council).

EPC

EPC Rating: E (41).

Method of Sale

The property is offered for sale by Private Treaty.

Tenure & Immediate

Freehold. Vacant Possession is available.

VAT

It is understood that none of the land or property is subject to VAT.





Rights of Way, Easements & Wayleaves

The property is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Outgoings

Council Tax is payable to West Lindsey District Council in the amount of £1,829.54 for the period to 31st March 2027.

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale, unless mentioned in these particulars of sale.

Buyer ID Check

Purchaser's will be required to provide the necessary identification for the purposes of the Anti-money Laundering Regulations.

Viewing

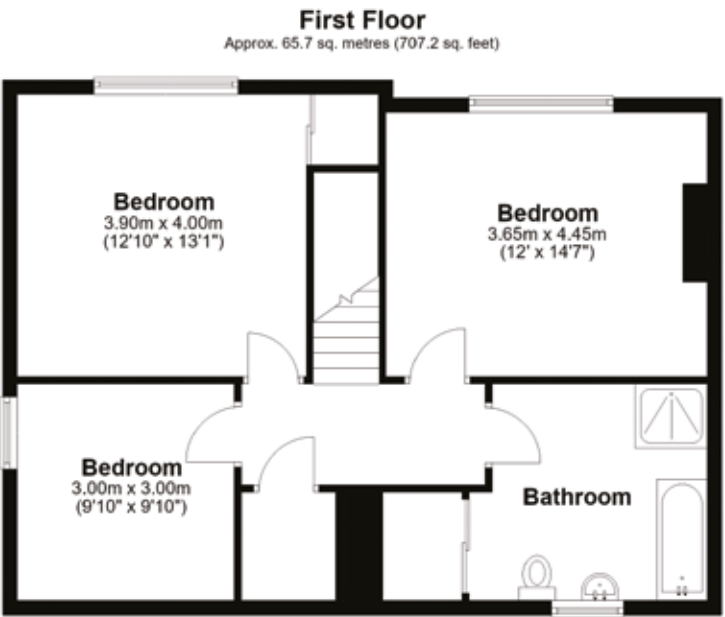
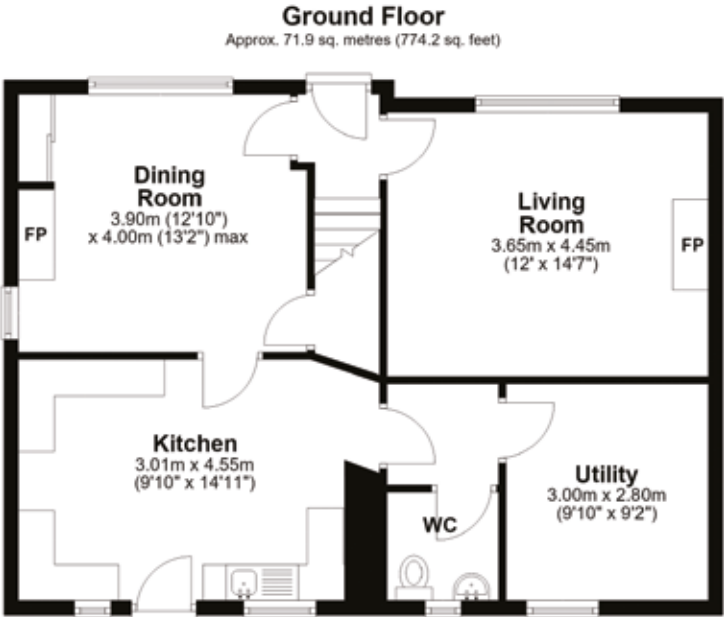
Strictly by appointment via the Selling Agent.
T: (01673) 843011.

Solicitors

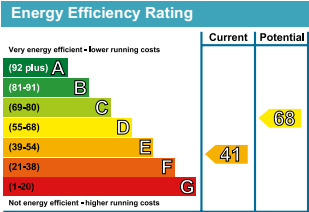
Roythornes, Enterprise Way, Pinchbeck, Spalding, Lincolnshire, PE11 3YR

Ref: Mr James Pepperdine | T: (01775) 842500





Total area: approx. 137.6 sq. metres (1481.4 sq. feet)
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.



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