



**Gilts Cottage Firebeacon Lane, Wragholme, Louth, Lincolnshire, LN11 7BE
£350,000**

Key Features:

- Rural setting with countryside views
- Third of an acre plot
- Renovation project/potential building plot
- Three bedroom detached property
- Substantial outbuildings/workshop/garage

Occupying a plot of approximately 0.3 acres, a three bedroom former farmhouse ideal for renovation, re-development or business opportunity, subject to any necessary consents.

Situated in a rural location close to Marshchapel and Covenham St Bartholomew - comprising a detached three bedroom property, various outbuildings/workshop/garage, lawned gardens and hard standing. The property itself includes; a front entrance porch, open plan kitchen/dining room, spacious lounge, conservatory, and a rear porch/utility room. To the first floor are three double bedrooms, a bathroom and separate wc. Oil fired central heating.



KITCHEN/DINING ROOM

21'6" x 17'9" (6.57 x 5.42)

With fitted wall and base units, tiled work surfaces incorporating a ceramic sink, and range cooker set into chimney breast. Side and rear aspect windows. Understairs storage cupboard/pantry. Access to rear entrance porch.

Open plan to the dining room with brick fireplace incorporating a multi fuel stove. Bay window to front aspect.

LOUNGE

21'5" x 14'11" (6.54 x 4.57)

Of dual aspect, with brick fireplace incorporating a multi fuel stove. French doors to conservatory.

CONSERVATORY

13'1" x 9'11" (4.01 x 3.04)

Overlooking the rear of the property.

FIRST FLOOR

BEDROOM 1

14'11" x 9'11" (4.56 x 3.03)

Front aspect window. Fitted wardrobes/storage.

BEDROOM 2

12'4" x 12'2" (3.76 x 3.73)

Front aspect window. Fitted wardrobes. Walk-in storage cupboard.

BEDROOM 3

11'8" x 11'0" (3.57 x 3.36)

Side and rear aspect windows. Built-in storage cupboard housing the oil fired central heating boiler.

BATHROOM

11'0" x 5'10" (3.36 x 1.78)

Panelled bath, shower enclosure, and pedestal basin.

WC

6'0" x 5'11" (1.84 x 1.81)

Pedestal basin, wc, and bidet.

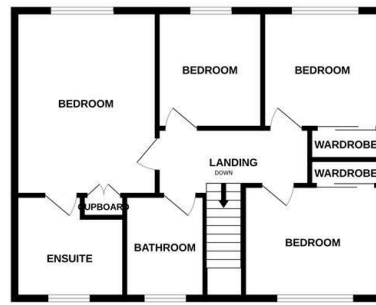
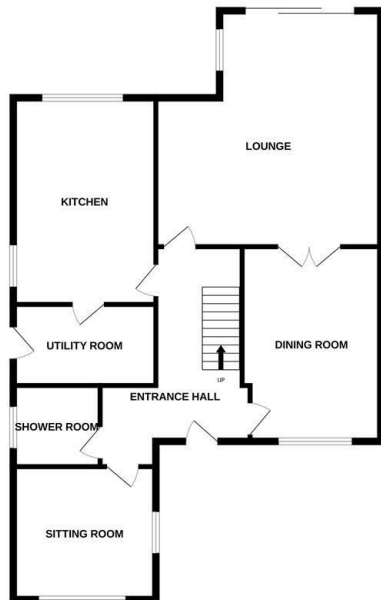
COUNCIL TAX BAND

B

TENURE

Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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