



**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.

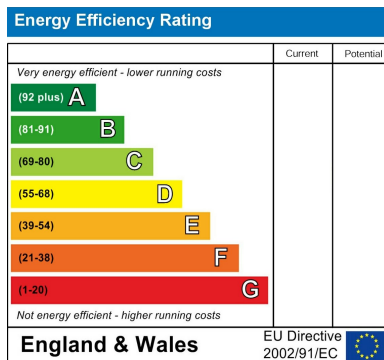
COUNCIL TAX BAND

B

TENURE

Freehold





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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

