



Willow House Main Road, Beelsby, North East Lincolnshire, DN37 0TN
£400,000

Key Features:

- Four Bedroom Detached Family Home
- Picturesque Village of Beelsby
- Superb Potential Throughout
- Three Reception Rooms
- Dining Kitchen, Separate Utility/WC
- Four Double Bedrooms
- En Suite & Family Bathroom
- Integral Double Garage
- Versatile Studio/Games Room Above The Garage
- Generous Gardens & Ample Driveway Parking

Set on a generous plot, an opportunity to acquire this well maintained four bedroom detached property offering tremendous potential, and all the makings of a superb family home.

Situated in the highly regarded village of Beelsby, to the edge of the Lincolnshire Wolds, well placed for Grimsby, Cleethorpes, and Louth, and access to the A16 and A46. The location combines the charm of semi-rural living with the convenient connections to nearby towns and amenities.

Inside, the accommodation is well proportioned throughout, comprising a spacious entrance hall, dual aspect lounge with log burner, dining room/home office, study, dining kitchen, a separate utility room and WC.

Upstairs, there are four generously sized double bedrooms including the main bedroom with en suite, and a family bathroom. All rooms are of excellent proportions, allowing for comfortable family living.

Set in beautifully kept, established and private gardens, the home also features an integral double garage which is complemented by a highly versatile room above. Accessed via a private staircase, this additional space is ideal as a games room, studio or potential to create an annex.

Whilst, the property is presented in good condition, it would now benefit from a program of modernisation. There is also clear scope to extend or reconfigure the existing layout, subject to the necessary consents, making this an exciting opportunity to create a truly bespoke home in this attractive village location. No onward chain... Viewing Highly Recommended.



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

ENTRANCE HALL

14'2" x 13'1" (4.33 x 4.00)

A spacious entrance to the property, with return staircase leading to the first floor accommodation.

LOUNGE

25'9" x 12'11" (7.86 x 3.94)

With a bow window to front aspect, double doors opening onto the rear garden, and fireplace incorporating a log burning stove.

DINING ROOM/HOME OFFICE

10'9" x 9'7" (3.30 x 2.93)

With patio doors to the rear.

STUDY

12'0" x 11'4" (3.66 x 3.47)

A further versatile room, to front aspect.

DINING KITCHEN

14'10" x 12'2" (4.54 x 3.72)

Comprising of traditional wooden units, with built-in Neff oven/grill, and ceramic hob with extractor over. Rear aspect window.

UTILITY ROOM

13'6" x 7'2" (4.13 x 2.20)

Providing space for further appliances, with sink unit and floor mounted oil-fired boiler. Rear entrance door, and access to the double garage.

WC

7'3" x 2'9" (2.21 x 0.86)

FIRST FLOOR LANDING

With a front aspect window over staircase, and access to the loft.

BEDROOM 1

13'0" x 12'3" (3.97 x 3.74)

To front aspect, with fitted wardrobes.

EN-SUITE

9'11" x 6'8" (3.03 x 2.05)

Fitted with a shower enclosure, WC, and vanity unit with inset wash basin.

BEDROOM 2

12'9" x 12'2" (3.89 x 3.73)

To rear aspect, with fitted wardrobes.

BEDROOM 3

12'4" x 9'10" (3.77 x 3.02)

To rear aspect, with fitted wardrobes.

BEDROOM 4

12'2" x 9'4" (3.73 x 2.87)

To front aspect, with fitted wardrobes.

FAMILY BATHROOM

11'0" x 9'1" (3.37 x 2.78)

Fitted with a corner bath, shower enclosure, WC, and vanity unit with inset wash basin. Useful built-in storage cupboard.

OUTSIDE

The home occupies a generous plot with gardens that are mainly laid to lawn, complemented by established beds and borders, and a paved patio area. To the front, the property is approached over a spacious driveway providing ample parking and access to the double garage.

DOUBLE GARAGE

21'5" x 17'1" (6.53 x 5.23)

With twin electric front doors, and rear internal door. Staircase leading to:-

STUDIO/GAMES ROOM

13'9" x 11'10" (4.20 x 3.63)

A versatile room over the double garage, with a rear aspect dormer window.

TENURE

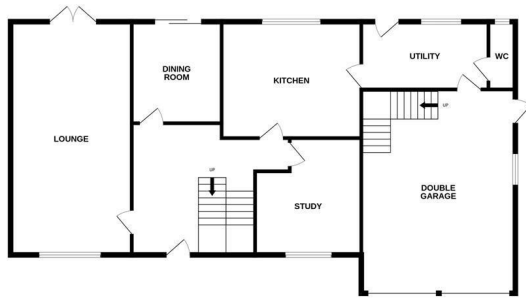
FREEHOLD

COUNCIL TAX BAND

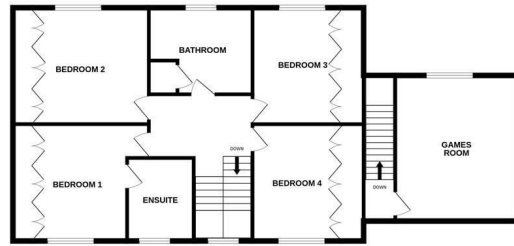
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GROUND FLOOR
1413 sq.ft. (131.3 sq.m.) approx.

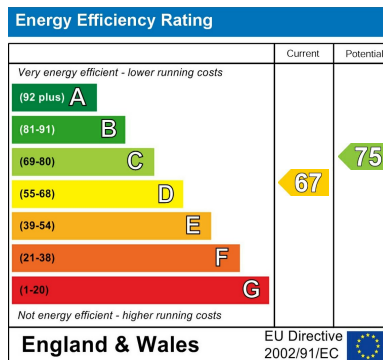


1ST FLOOR
1191 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA : 2604 sq.ft. (242.0 sq.m.) approx.

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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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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