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Brigg Road, Howsham



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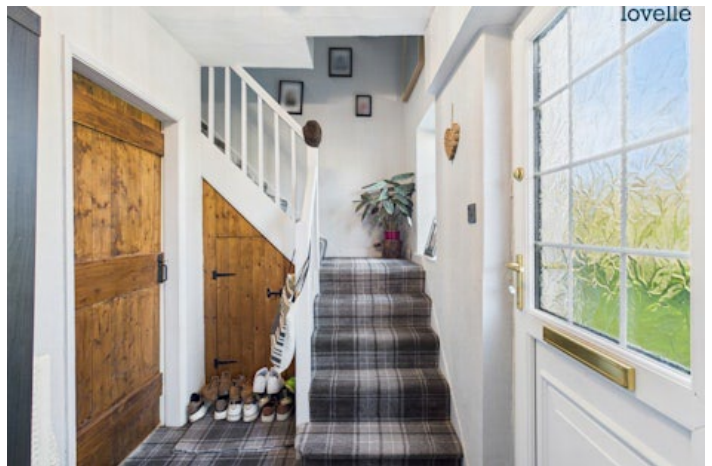
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When it comes to
property it must be


lovelle



£209,950

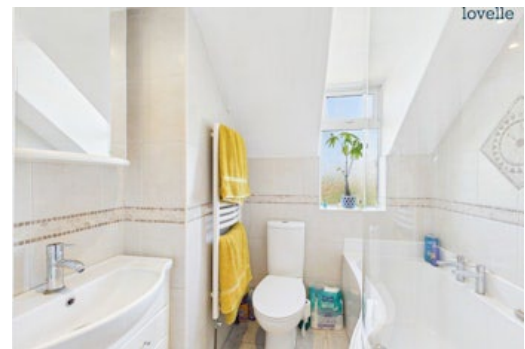


CHARMING CHARACTER COTTAGE WITH STUNNING FIELD VIEWS. Offering spacious WELL PRESENTED accommodation, the traditional cottage comprises entrance hall, lounge, kitchen diner, utility, 3 bedrooms & bathroom. Gardens, garage & Driveway & SOLAR PANELS

Key Features

- Traditional Country Cottage
- Rural Village Location
- Stunning Field Views
- Fully Owned Solar Panels
- Entrance Hall, Lounge
- Kitchen Dining Room, Utility
- EPC rating D
- Tenure: Freehold





a charming three-bedroom semi-detached home tucked away in the peaceful rural village of Howsham offering the perfect mix of countryside character and modern convenience. With a spacious layout, open-plan kitchen/diner, and traditional features like open fireplace and exposed beams this home is warm, inviting, and full of potential. The property already benefits from solar panels, helping reduce energy bills and improve efficiency. There's also excellent scope to extend (subject to planning), making it ideal for those looking to grow into their forever home. Outside, the property is enhanced by manageable gardens with open views across the countryside. Set within a friendly village community and with easy access to nearby Brigg, Market Rasen, and wider transport links, this is a rare opportunity to enjoy a country lifestyle without feeling isolated

Situation

Howsham is a charming rural village set within the peaceful North Lincolnshire countryside. Surrounded by open fields and scenic landscapes, it offers a quiet, close-knit community feel—ideal for those seeking a slower pace of life. Despite its rural setting, Howsham enjoys convenient access to nearby towns such as Brigg and Caistor, and it's just a short drive to the A15 and M180, making it well-connected for commuters. The village is known for its picturesque homes, characterful properties, and proximity to beautiful walking routes through the Wolds. With a blend of rustic appeal and countryside calm, Howsham is a hidden gem for anyone looking to enjoy the best of Lincolnshire's rural living.

Entrance Hall

1.67m x 2.17m (5'6" x 7'1")

uPVC entrance door, double glazed window to front aspect, radiator, stairs to first floor accommodation and storage under

Lounge

3.62m x 6.17m (11'11" x 20'2")

2 double glazed windows to front aspect, 2 radiators and feature fire place

Kitchen

2.01m x 3.4m (6'7" x 11'2")

a range of fitted wall and base units, space for fridge freezer, sink unit, 4 ring hob, electric oven, integrated microwave, integrated dishwasher, space and plumbing for washing machine, tiled splash backs, tiled flooring, double glazed window to rear aspect

Dining Room

3.81m x 2.86m (12'6" x 9'5")

double glazed window to rear aspect, radiator, tiled flooring, feature fire place and store cupboard (with plumbing for a potential ground floor WC)

Rear Hall

2.15m x 1.2m (7'1" x 3'11")

uPVC rear entrance door, radiator, tiled flooring and roof void access

Utility Room

2.03m x 1.54m (6'8" x 5'1")

fitted wall and base units, oil fired boiler, space and plumbing for washing machine and tiled flooring

Landing

1.53m x 3.03m (5'0" x 9'11")

roof void access and airing cupboard housing hot water cylinder

Bedroom 1

2.73m x 3.39m (9'0" x 11'1")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 2

2.47m x 4.32m (8'1" x 14'2")

double glazed window to rear aspect, laminate flooring and radiator

Bedroom 3

2.42m x 2.11m (7'11" x 6'11")

double glazed window to rear aspect and radiator

Bathroom

1.76m x 1.71m (5'10" x 5'7")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with electric shower over, tiled splash backs, tiled flooring, heated towel rail and double glazed window to front aspect

Gardens

being mostly laid to lawn, with raised decking overlooking the stunning countryside views.

Garage

3.03m x 4.82m (9'11" x 15'10")

up and over door, power and lighting

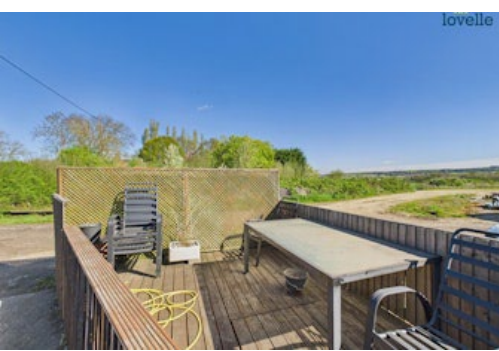
Driveway

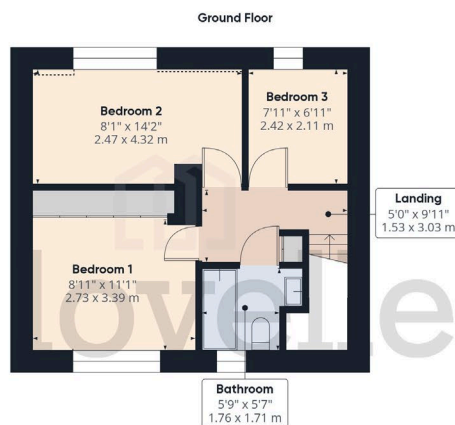
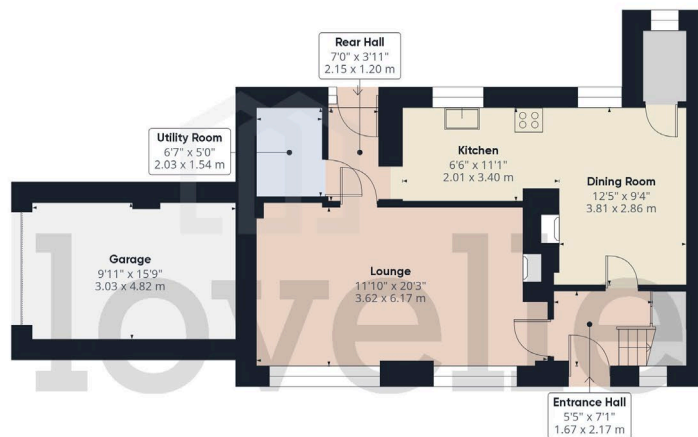
concrete driveway providing ample off road parking for a number of vehicles

Agents Notes

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Approximate total area⁽¹⁾

1083.93 ft²
100.7 m²

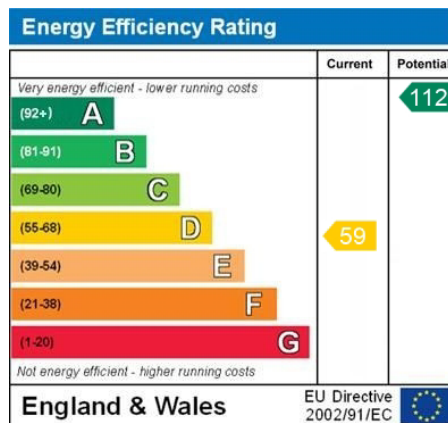
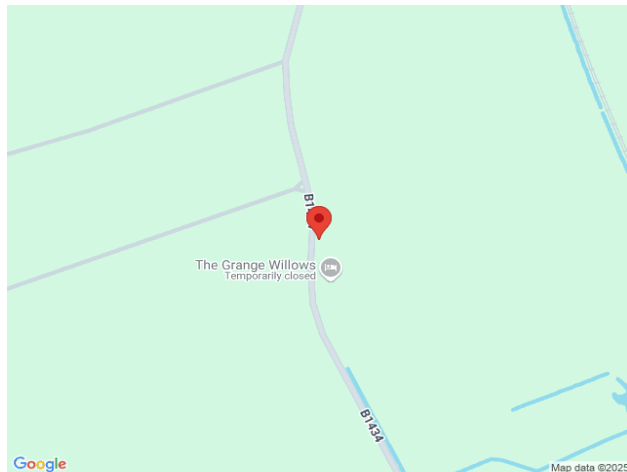
Reduced headroom

2.74 ft²
0.25 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.



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