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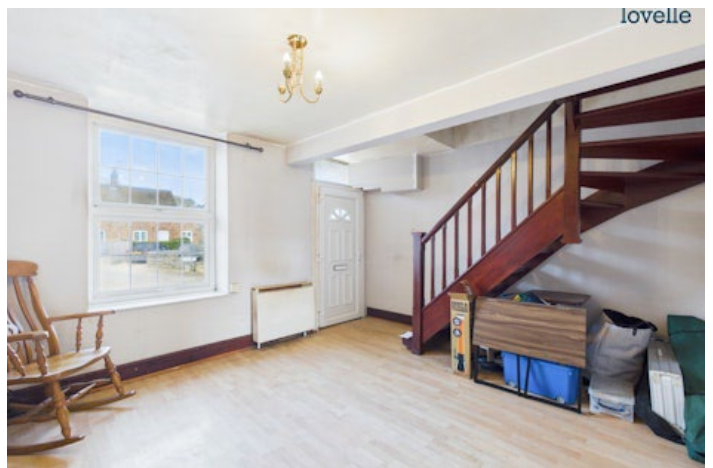
Front Street, Normanby by Spital



When it comes to  
property it must b

lovelle





£115,000

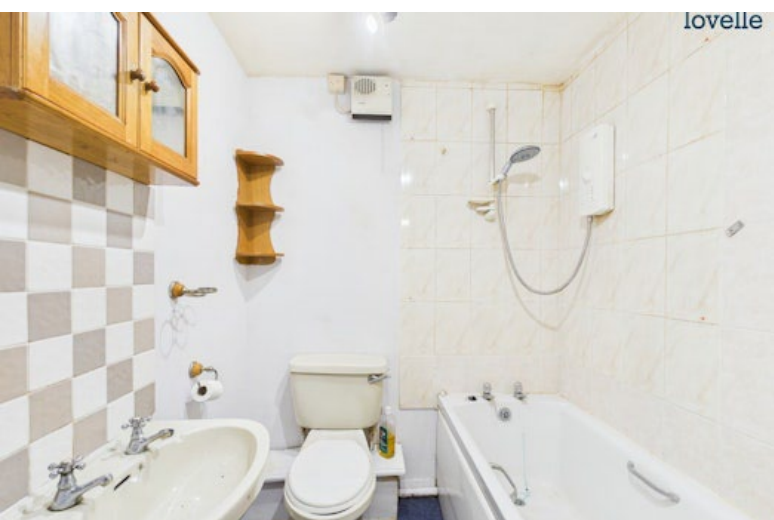


**EXCITING PROJECT !** Traditional character cottage in need of modernisation. An ideal First time buy or investment! situated in the desirable village of Normanby By Spital, this spacious cottage offers great potential, comprising lounge, kitchen diner, 2 bedrooms & bathroom with courtyard garden & off street parking. **NO ONWARD CHAIN**

#### Key Features

- Exciting Project for Modernisation
- Traditional Character Cottage
- Desirable Village Location
- Lounge, Kitchen Diner
- 2 Bedrooms & Bathroom
- Courtyard Garden & Off Street Parking
- EPC rating G
- Tenure: Freehold





## Situation

Nestled amidst the picturesque Lincolnshire countryside, the village of Normanby By Spital exudes an undeniable charm and tranquillity. Situated in the West Lindsey district, this idyllic village offers a delightful escape from the bustling pace of modern life, showcasing the quintessential beauty of rural England. Normanby By Spital itself has facilities including a post office, village shop, public house, primary school, bus service for the schools and offers easy commuting to the nearby historic Cathedral City of Lincoln (approx. 10 miles north). The Village although feels very detached from the hustle and bustle of the world, is very conveniently positioned and well connected to the bigger towns and cities the close by A15 north also allows easy access to both the M180 motorway network at Brigg and Humberside International Airport.

## Lounge

4.29m x 3.74m (14'1" x 12'4")

uPVC front entrance door, double glazed window to front aspect, 2 electric heaters and stairs to first floor accommodation

## Kitchen Diner

2.98m x 3.66m (9'10" x 12'0")

a range of fitted wall and base units, stainless steel sink unit, space for cooker, space and plumbing for washing machine, tiled splash backs, laminate flooring, electric heated, double glazed window to rear aspect and uPVC rear entrance door

## Landing

1.65m x 1.83m (5'5" x 6'0")

roof void access

## Bedroom 1

3.25m x 3.7m (10'8" x 12'1")

double glazed window to rear aspect, electric heater and airing cupboard housing hot water cylinder

## Bedroom 2

3.68m x 1.86m (12'1" x 6'1")

double glazed window to front aspect, electric heater and fitted wardrobes

## Bathroom

1.74m x 1.82m (5'8" x 6'0")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over and tiled splash backs

## Courtyard Garden

block paved courtyard garden

## Parking

block paved driveway to front of the property providing off street parking

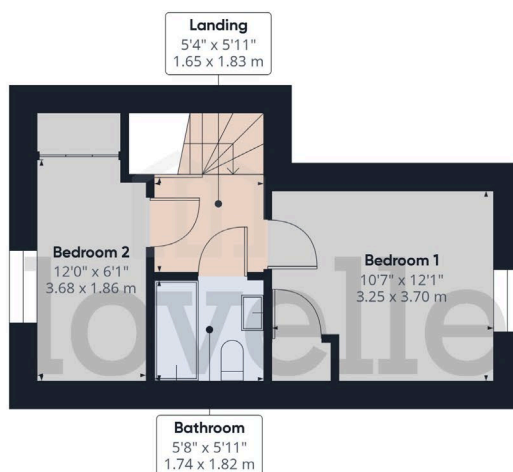
## Agents Notes

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Ground Floor



**Approximate total area<sup>(1)</sup>**

582 ft<sup>2</sup>  
54.07 m<sup>2</sup>

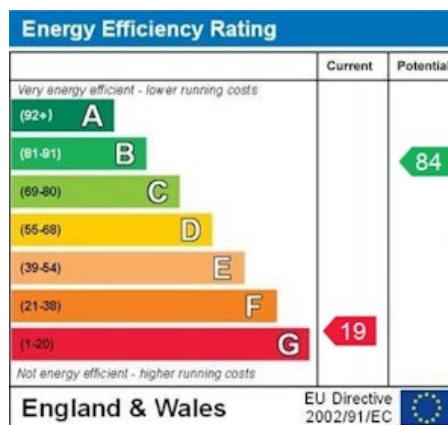
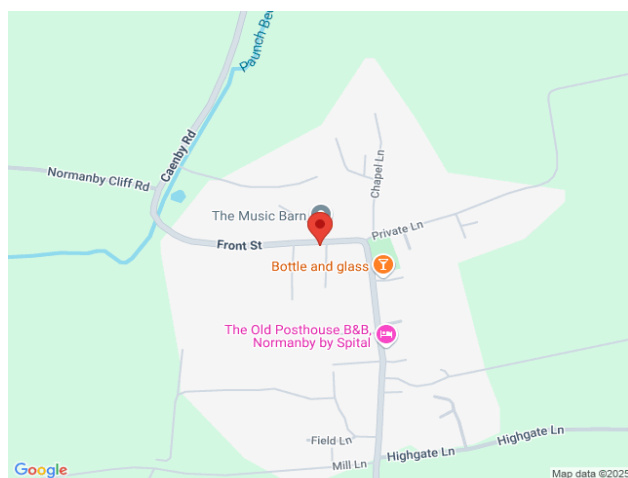
**Reduced headroom**

11.98 ft<sup>2</sup>  
1.11 m<sup>2</sup>

(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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