



Threshers Cottage, 30 Main Street

Normanby-By-Spital | Market Rasen | LN8 2HE

Informal Tender £130,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Threshers Cottage

30 Main Street | Normanby-By-Spital

Market Rasen | LN8 2HE

Informal Tender £130,000

Semi Detached Cottage Requiring Full Modernisation. For Sale by Informal Tender - Bids to be in by Friday, 9th August at 12.00 noon. Normanby By Spital is a small village located less than eight miles to the West of Market Rasen and ten miles North of Lincoln. Access further afield is easily accessible via the A15 or Market Rasen Station. The village has a Primary School, Post Office and the Bottle & Glass Village Pub.

The cottage requires a full programme of work, so cash buyers would be at an advantage. The accommodation has uPVC double glazing and comprises; Kitchen/Breakfast Room, Downstairs Cloakroom, Living Room, Three Bedrooms and Bathroom. Outside there is a Driveway directly in front of the cottage for parking and gardens to front and side.

- For Sale By Informal Tender
- Bids by 9th August at Mid-Day
- Complete Renovation Required
- Characterful Living Room
- Good Sized Kitchen
- Three Bedrooms
- Garden & Outbuilding
- No Chain

Kitchen/Breakfast Room

12'2 x 12'2 (3.71m x 3.71m)

Fitted wall and base units. Roll top work-surface with inset single drainer, stainless steel sink top. Double Radiator. Electric cooker. Storage cupboard. Doors to Living Room and Utility Room. Window to front.

Utility Room

7'2 x 4'9 (2.18m x 1.45m)

Housing Oil Fired Boiler which we have been informed is in working order - but would recommend inspection by engineer.





Ground Floor Cloakroom

W.C. Wash hand basin. Glass block window to rear.

Living Room

19'3 x 14'10 (5.87m x 4.52m)

Open fire. Beamed ceiling. Stairs to First Floor, Windows to Front and Side. Matching door to Side Garden. Double radiator.

Split Level Landing

Glass block window to rear.

Bedroom One

12'1 x 12'1 (3.68m x 3.68m)

Double radiator. Window to front. Access to loft.

Bedroom Two

11'7' x 11'7' (3.53m' x 3.53m)

Radiator. Window to side with far reaching countryside views.

Bedroom Three

7'11 x 15'4 (2.41m x 4.67m)

Windows to front and side. Double radiator.



Bathroom

Bath. W.C. Pedestal wash basin. Tiled to full height. Tiled floor. Window to rear.

Front Garden

Lawned area.

Driveway

The drive for this cottage starts at the front of next door and leads to the main drive in front of Threshers Cottage

Side Garden

Currently overgrown with brick outbuilding, which had a replaced pantile roof in 2023.

Additional Information

Tenure: Freehold

Services: Mains services are connected with the exception of gas. Oil Fired Heating which we have been informed is in working order - but would recommend inspection by engineer.

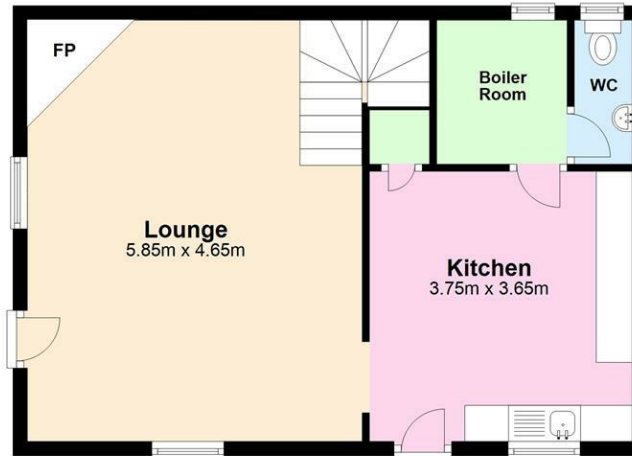
Council Tax: Band C - West Lindsey

EPC: F Rating



Ground Floor

Approx. 49.0 sq. metres



First Floor

Approx. 49.3 sq. metres



Total area: approx. 98.3 sq. metres

Floor Plan is for illustration purposes only; Measurements are to be used as a guide only. Created by Robin Mapleston(info@epcforproperty.net)
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.