



Glebe House  
Potterhanworth, Lincoln

**BROWN & CO**



## Glebe House, Main Street, Potterhanworth, Lincoln, LN4 2DT

A rare opportunity to acquire a two-bedroom semi-detached cottage, set within approximately 0.5 acres, in the heart of the highly sought-after village of Potterhanworth.

The property is in need of full refurbishment throughout and offers an excellent project for buyers looking to create a bespoke home in a picturesque rural setting. The generous plot provides impressive outside space and offers scope for future development, subject to the necessary planning permissions.



### ACCOMMODATION

Ground Floor  
Entrance Hall

Lounge  
Windows to front and rear, fireplace, two radiators.

Lobby  
Window to rear, radiator, sliding door opening to:

WC  
Window to rear, WC, wall mounted boiler.

Kitchen  
Two windows to rear, stainless steel drainer sink, worktops, base and eye level storage units, spaces for appliances, radiator.

Dining Room  
Window to front, fireplace, radiator.

First Floor  
Landing

Bedroom One  
Window to front, built in wardrobe, radiator.

Bedroom Two  
Window to front, built in wardrobe, radiator.

Bathroom  
Window to rear, bath, wash basin, airing cupboard, radiator.

Shower Room  
Window to rear, WC, shower cubicle, radiator.

Outside  
The property benefits from a generous and mature garden, extending to both the side and rear. The grounds which are around 0.5acre include a variety of established trees and shrubs, offering an attractive and private outdoor space with plenty of potential for landscaping or further enhancement.

TENURE & POSSESSION  
Freehold and for sale by private treaty.

COUNCIL TAX  
Band C

MOBILE  
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND  
We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps

BUYER IDENTITY CHECK  
Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



## VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENT

James Drabble  
01522 504304

lincolnresidential@brown-co.comk

Energy performance certificate (EPC)		
Osbe House Main Road Puddingstone L10 0DL LIN 101	Energy rating <b>F</b>	Valid until: 26 February 2026 Certificate number: 0370-2116-1520-2526-8941
Property type	Semi-detached house	
Total floor area	91 square metres	

**Rules on letting this property**

**ⓘ You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) ([http://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/244000/guidance-for-landlords-on-the-regulations-and-exemptions](#)).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

**Energy rating and score**

This property's energy rating is F. It has the potential to be F.

[See how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

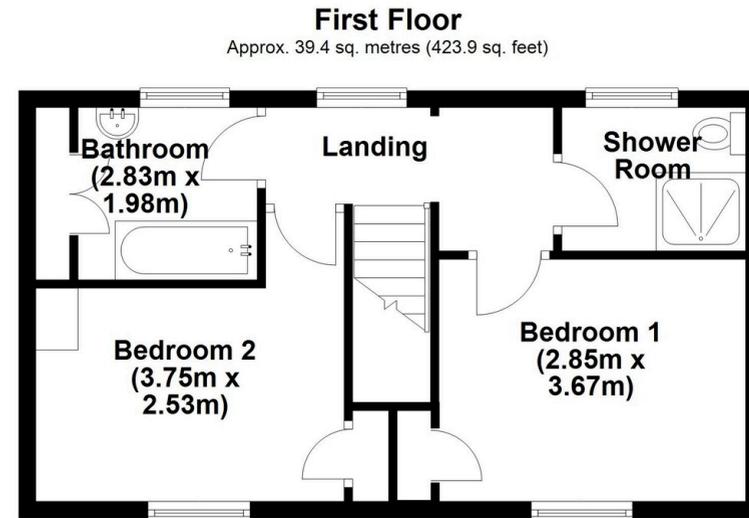
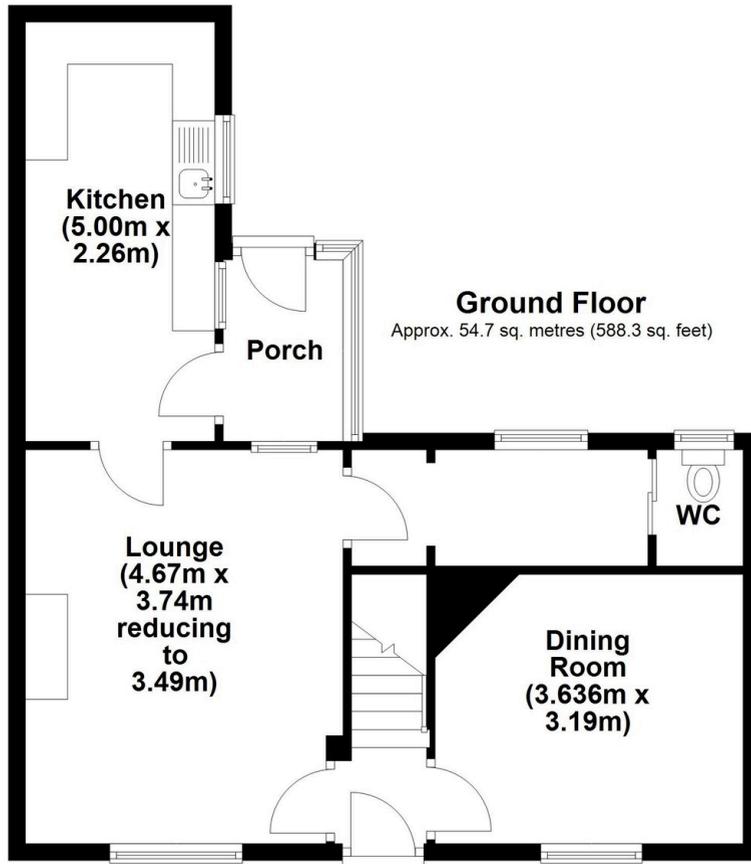
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	38 F
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2116-1520-2526-8941?view=how>

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**Total area: approx. 94.0 sq. metres (1012.2 sq. feet)**

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

#### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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