

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



Loughrigg Cottage, 79 High Street, Owston Ferry, DN9 1RL

- A charming mid Cottage with modern appointments and retained period features
- 3 Double Bedrooms
- Attractive Kitchen with island and inglenook
- PVCu Double Glazing
- Oil Central Heating
- Ground floor cloakroom
- Long rear garden
- Tastefully presented throughout



£259,950



A most impressive village Cottage offering very nicely presented and well proportioned accommodation including period features blended with modern kitchen and bathroom fittings and contemporary decorations.

Loughrigg Cottage also boasts:

- Ground floor with tall beam ceilings and oak brace and rail doors
- Living Room with open fireplace
- Separate Dining Room
- Excellent Kitchen with dining island
- Impressive Bathroom

Accommodation (room sizes approx. only)

Ground Floor

ENTRANCE HALL with period panelled front door, tiled flooring, staircase off with storage cupboard beneath, covered radiator and electric meter.

KITCHEN (4.3m x 3.7m). Shaker style units with oak worktops, dining island, double bowl enamel sink, inglenook with Stanley oil fired range cooker serving the central heating and hot water and comprising, twin hobs, ovens and warming plate. Plumbing for dishwasher, space for American style fridge freezer, cabinets with carousels and pull and out storage units. Built in shelved pantry, original beamed ceiling and slate flooring. Rear facing PVCu double glazed window.

LIVING ROOM (4.6m x 3.68m) original chimney breast with open brick fireplace, beamed ceiling, oak flooring and front facing PVCu double glazed window. Radiator and opening to:

DINING ROOM (3.68m x 2.43m) with covered radiator, oak flooring, beamed ceiling and rear facing French window with access to utility/rear entrance hall

REAR ENTRANCE HALL/UTILITY (3.2m x 1.48m) with PVCu double glazed window, tiled flooring and external door to garden. Plumbing for wash and dryer.

CLOAKROOM with tiled flooring, wash basin and toilet.

First Floor

LANDING with loft access, PVCu double glazed window and open boarded flooring

MAIN BEDROOM (4.6m x 3.68m) with radiator, front facing PVCu double glazed window and fitted double wardrobes.

BEDROOM 2 (3.68m x 3.18m) with rear facing PVCu double glazed window. Airing cupboard with immersion heater, access to boarded loft space.

BEDROOM 3 (3.68m x 2.42m) with radiator, rear facing PVCu double glazed window.

BATHROOM (2.6m x 2.24m) including large walk-in shower with herringbone tiling to walls. Wall hung cabinet wash basin and back to wall toilet, towel radiator, linen storage space, extractor fan and wood effect tile flooring.

OUTSIDE

Frontage garden with railings and gated pedestrian access.

Deep rear garden with two pedestrian access gates leading to the High Street, easily managed lawn, stocked borders, firepit and seating areas, allotment, aluminium framed greenhouse, Storage Shed with light and power (5.3m x 2.4m), Workshop/Storage (4.6m x 3.5m) with light and power, outside lighting and water.

SERVICES (not tested)

- Mains water, electricity and drainage.
- Oil central heating to radiators.

LOCAL AUTHORITY

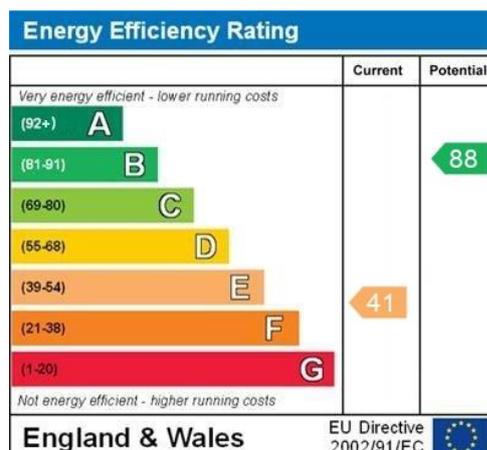
North Lincolnshire Council

COUNCIL TAX Band 'B' (on-line enquiry)

TENURE Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



First Floor

Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 117.9 sq. metres (1268.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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