

Beech Cottage, Kirmond-le-Mire, Market Rasen, LN8 6HZ

FOR SALE - £230,000

Canters

Chartered Surveyors

Early viewing is highly recommended for this charming cottage-style semi-detached home, originally constructed in 1873. Situated in the peaceful village of Kirmond-le-Mire, within the sought-after Lincolnshire Wolds, the property enjoys a picturesque rural setting. The location lies approximately 11 miles south-west of Grimsby and around 6 miles east of the market town of Market Rasen, both of which provide a wide range of amenities and services.

The accommodation, which benefits from oil-fired central heating and uPVC double glazed windows, briefly comprises a sitting room, sun room, kitchen and bathroom to the ground floor, with the first floor having three bedrooms and a wet room. The property benefits from a mature southerly-facing rear garden and a detached brick and slate garage.

Porch With uPVC part double glazed entrance door and a tiled floor.

Bathroom 2.08m x 1.67m With suite comprising bath with combination mixer tap and shower attachment, pedestal wash hand basin, low flush WC and bidet. Part tiled walls, tiled floor, and a window to the front aspect.

Kitchen 4.22m x 2.71m With dual aspect windows and fitted with a range of wall and base units with contrasting wood-effect worktops incorporating a drainer sink unit with mixer tap over. Space for a range oven with extractor over and space for a slimline dishwasher. Tiled floor, feature fireplace and staircase to the first floor accommodation.

Sitting Room 5.76m max x 3.49m max With feature fireplace having a cast iron open fire with a tiled hearth, coving to the ceiling and picture rail. Wood-effect flooring, window to rear aspect and a timber glazed door which leads out to the side of the property. Two glazed doors provide access to the conservatory.

Conservatory 3.31m x 2.89m With timber glazed windows and doors beneath a pitched polycarbonate roof covering, wood-effect flooring and views towards the rear garden.

Landing Off which there are three bedrooms and a wet room.

Bedroom 1 3.93m x 3.16m With cast iron decorative fireplace, coving to the ceiling and views of the rear garden and Wolds beyond.

Bedroom 2 2.97m x 2.46m Having coving to the ceiling and dual aspect windows.

Bedroom 3 2.75m x 2.75m With built-in cupboard and window to the front aspect.

Wet Room With pedestal wash hand basin, WC, tiled walls and floor, and shower fitting.

Outside The property occupies a mature plot containing an abundance of mature plants, trees and shrubs. To the front is a gravelled driveway providing off-road parking for a number of vehicles and a brick and slate garage with timber doors to the side elevation and a personnel door to the rear. The garage measures 5.46m x 2.98m, with a step up to the store measuring 6.11m x 2.12m, which houses the central heating boiler.

Services The property benefits from an oil-fired central heating system and drainage is via a septic tank.

Tenure We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.

Council Tax Band: B (Subject to confirmation by the Local Authority)

EPC Rating: D

Further Information And To View: Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Disclaimer: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/04/2026

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Sitting Room



Conservatory



Kitchen



Kitchen



Bathroom

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Rear Garden



Rear Garden

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ADDITIONAL PHOTOS & PLANS



Rear Garden



Rear Elevation



Garage



Front



Driveway



Street Scene

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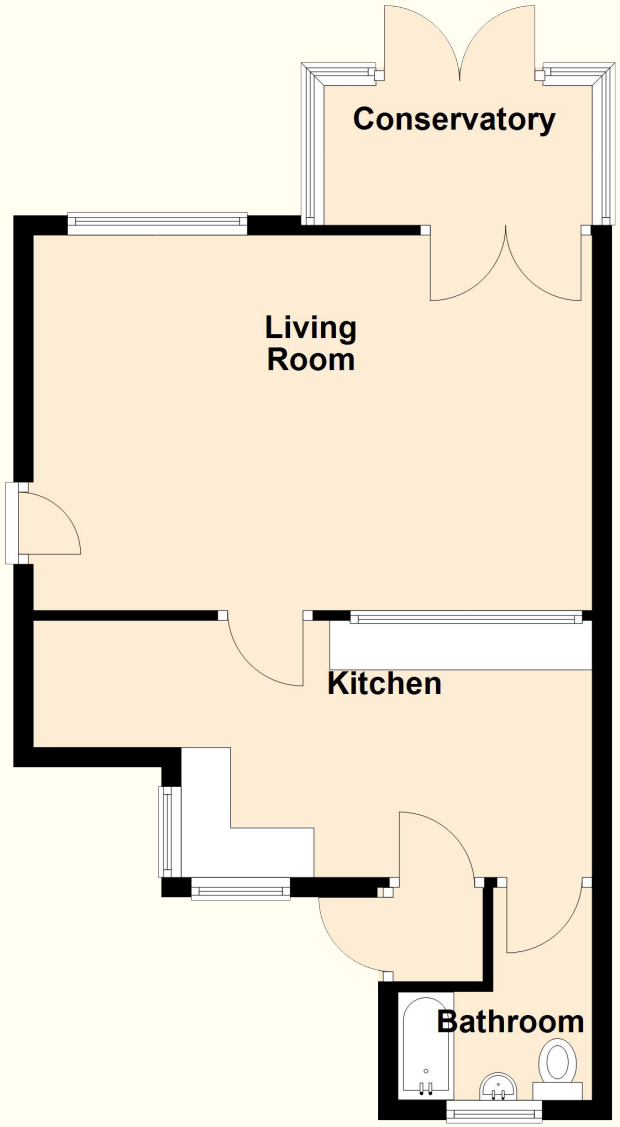
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ADDITIONAL PHOTOS & PLANS

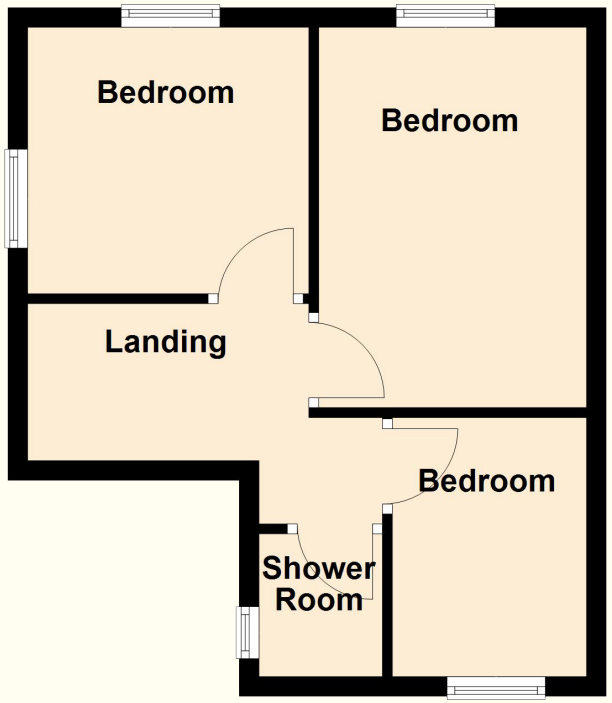
Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



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