



1 Girsby Cottages, Mill Lane

Burgh-on-bain, Market Rasen, LN8 6JZ

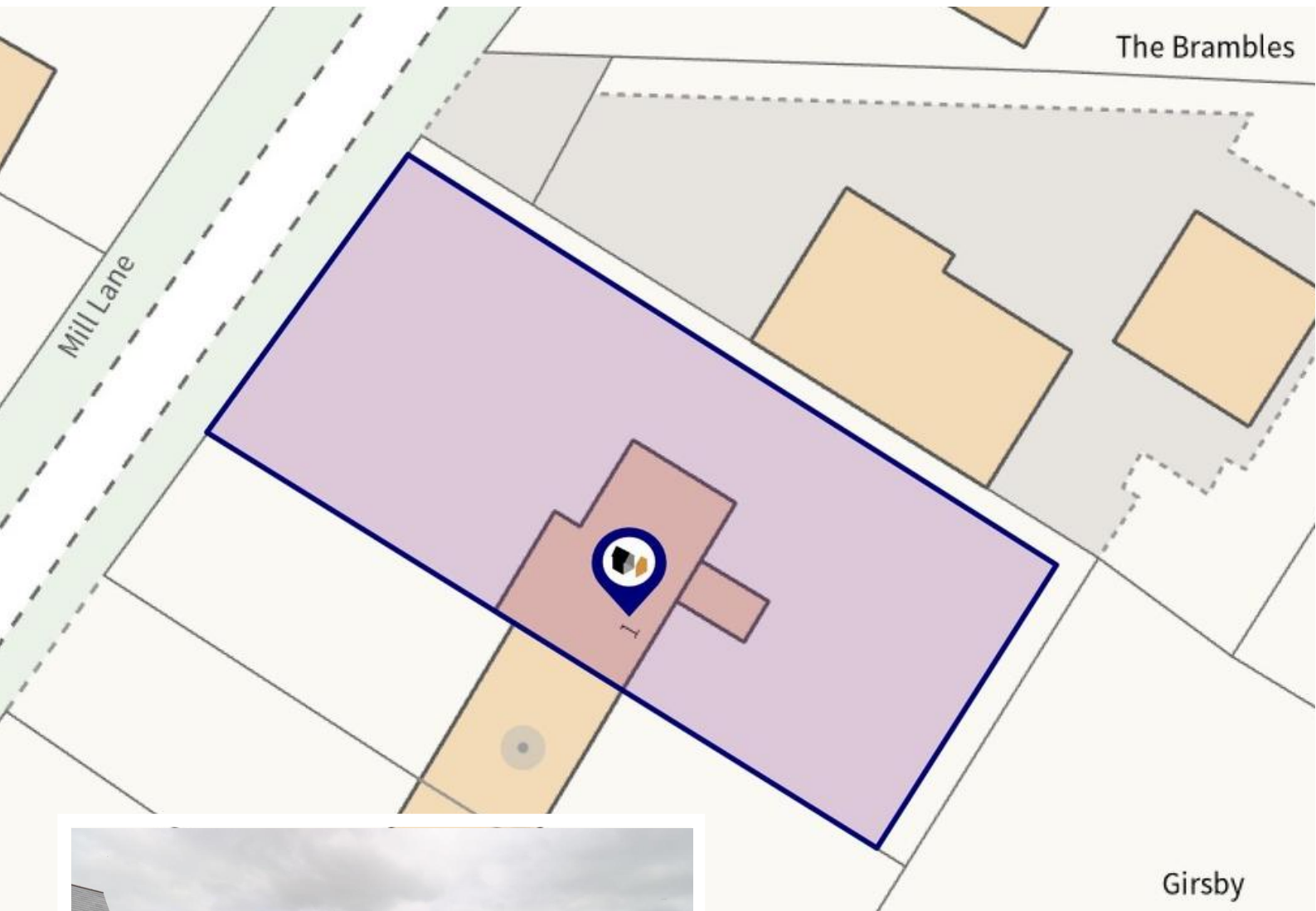


Book a Viewing!

Offers in the Region of £135,000

An excellent opportunity to acquire an extended three-bedroom cottage occupying a substantial non-estate plot with open countryside views to the rear. Requiring refurbishment throughout, the property offers excellent potential for extension, improvement or redevelopment, subject to the necessary planning permissions. The accommodation includes a Lounge, Kitchen, Ground Floor Bedroom and Wet Room, two First Floor Bedrooms and a Bathroom. Outside there is a large frontage with driveway, extensive rear garden and useful outbuilding. Conveniently located for Market Rasen, Louth and Horncastle and offered for sale with no onward chain.





LOCATION

Located within the countryside of the Lincolnshire Wolds, Burgh-on-Bain is an attractive rural village offering a peaceful lifestyle surrounded by open farmland and picturesque landscapes. Positioned approximately seven miles from both Market Rasen and Louth on the A157, the village combines countryside tranquillity with convenient access to everyday amenities and services

ACCOMMODATION

ENTRANCE HALL

With UPVC entrance door and stairs rising to the first floor.

LOUNGE/DINER

17' 9" x 10' 4" (5.41m x 3.15m) With UPVC double glazed window and radiator.

KITCHEN

17' 9" x 8' 3" (5.41m x 2.51m) With UPVC double glazed window, fitted with a range of wall, base units and drawers and a radiator.





BEDROOM 3

15' 5" x 11' 9" (4.7m x 3.58m) With UPVC external door and radiator.

FIRST FLOOR LANDING

With doors leading to two bedrooms and bathroom.

BEDROOM 1

17' 9" x 8' 11" (5.41m x 2.72m) With UPVC double glazed window and radiator.

BEDROOM 2

13' 2" x 10' 7" (4.01m x 3.23m) With UPVC double glazed window and radiator.



BATHROOM

6' 9" x 5' 11" (2.06m x 1.8m) With UPVC double glazed window, low level WC, wash hand basin and bath.

WET ROOM

10' 8" x 6' 5" (3.25m x 1.96m) With UPVC double glazed window, low level WC, wash hand basin and walk-in shower area

OUTSIDE

To the front of the property there is a generous garden area together with a driveway providing off-road parking. The rear garden extends to a substantial size and includes a useful outbuilding. The plot backs onto open countryside and enjoys attractive rural views, further enhancing the property's appeal. The overall size of the plot offers potential for extension or redevelopment (subject to the necessary planning permissions and consents).



KEY FACTS FOR BUYERS

SERVICES

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

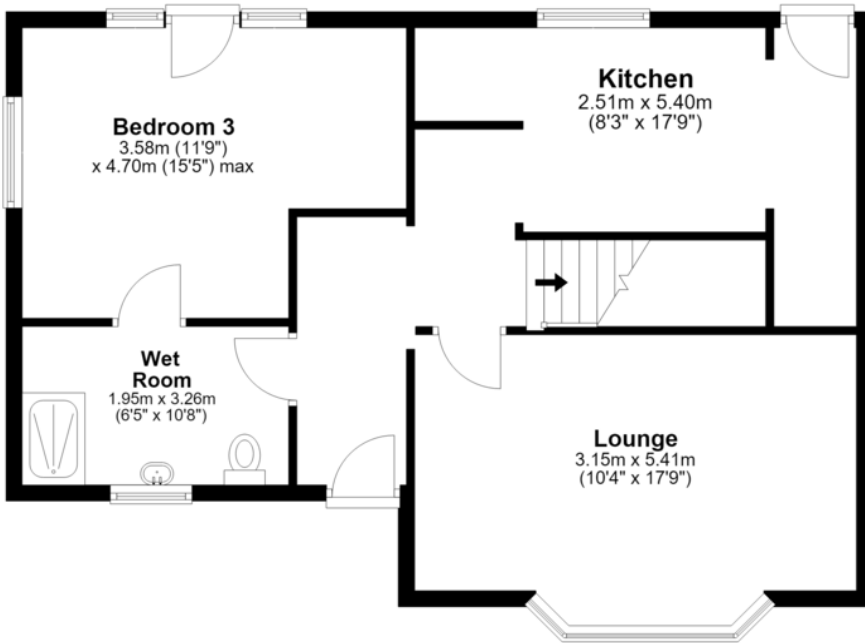
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

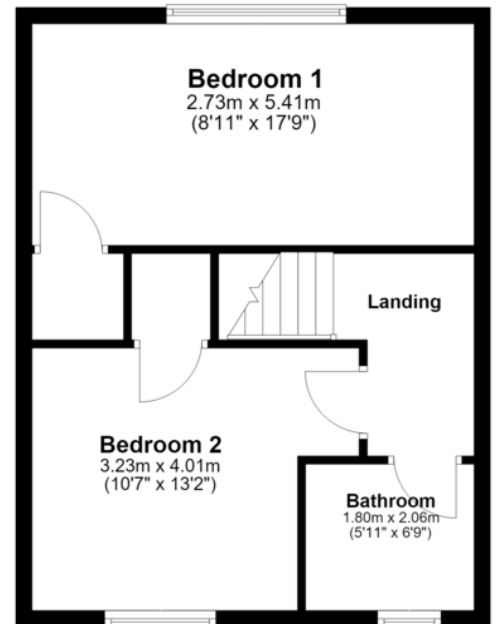
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



Ground Floor



First Floor



The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

WEBSITE

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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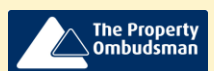
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



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