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## Cottagers Plot, Laceby



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property it must be

  
**lovelle**



**£195,000**



A deceptively spacious two-bedroom end link cottage on the sought after 'Cottagers Plot' country lane, combining character features with modern comforts, extensive 254ft gardens with stable, off-road parking, countryside walks from the doorstep, and an equestrian centre directly opposite.

#### Key Features

- Charming End Link Cottage
- Beautifully Established 254ft Long Garden (sts)
- Characterful Features
- Immaculate And Deceptively Spacious
- Two Bedrooms, GF & FF Bathrooms
- uPVC DG & GCH
- EPC rating D
- Tenure: Freehold





Lovelle offer to market this two-bedroom end link cottage offering deceptively spacious accommodation and extensive gardens, situated on a country lane on the outskirts of Grimsby with open countryside on the doorstep and an equestrian centre opposite.

This very characterful cottage combines traditional features with practical modern touches such as uPVC double glazing and gas central heating. A particularly welcoming and large entrance hall sets the tone for the property, providing a bright and spacious introduction to the ground floor accommodation and giving an immediate sense of space.

The formal lounge is a generous reception room with ceiling beams and a feature traditional fireplace, creating a strong focal point. Dual-aspect windows enhance natural light and provide pleasant views. Stairs lead from this room to the first floor, maintaining a practical layout while preserving the cottage's character.

The country-style kitchen is well arranged with wooden base units, Belfast-style double sink and space for a Rangemaster-style oven. There is plumbing for a washing machine and space for a dining table, making this a sociable setting for everyday meals. Dual-aspect windows again ensure a bright environment, while French doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living.

A ground-floor shower room adds convenience, fitted with shower, sink and WC.

Upstairs, the principle bedroom is a large double with dual-aspect windows, providing good levels of natural light. This room benefits from an en-suite bathroom fitted with bath, sink and WC, with tongue-and-groove panelling adding to the cottage feel. The second bedroom is also a large double, with built-in wardrobes offering useful storage.

Externally, the property offers a gravelled parking area to the front, providing off-road parking. To the rear, the garden is a notable feature: a well-established and private space extending to approximately 254 feet in length. The garden is arranged with trees, shrubs and patio areas, creating a variety of seating and planting zones and making it particularly appealing for gardening enthusiasts. At the far end, the garden has a more secluded feel, giving the impression of a "secret garden". A stable is also situated within the garden, currently used for storage but perhaps of particular interest to equestrian enthusiasts, especially given the equestrian centre opposite and the easy access to countryside and riding routes. Additionally, there is a quaint courtyard garden that sits within the centre of the property and can only be accessed via inside of the cottage.

The location on Cottagers Plot, a country lane on the outskirts of Grimsby offers a blend of rural surroundings with access to amenities. Local green spaces and countryside walking and cycling routes are readily available from the doorstep, making the area suitable for

those who enjoy outdoor pursuits. Nearby schools and local amenities can be reached within a short drive, including Morrisons which is actually only a short walk away. Further more, Nearby Laceby Village and Grimsby Town Centres provide additional supermarkets, shops, cafes and everyday services.

Public transport links in the wider Grimsby area include Grimsby Town and Great Coates railway stations, offering services towards destinations such as Lincoln, Doncaster and Manchester, with onward connections across the region. Bus services from nearby routes provide further options for travel into Grimsby and surrounding villages.

This end-of-terrace two-bedroom cottage is offered for sale with no chain and will appeal to a range of buyers, including first-time buyers, families, retirees, equestrian enthusiasts and those seeking a holiday home in a semi-rural setting.

### Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

### Tree Preservation Orders

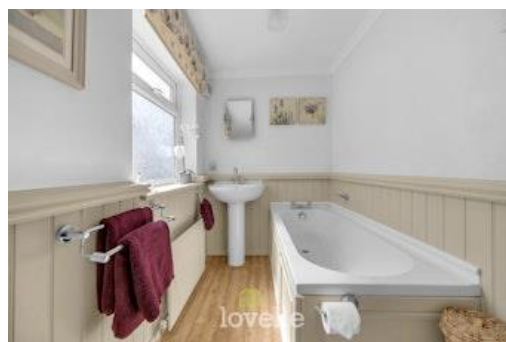
The selling agent understands that Tree Preservation Orders may apply within the property boundary. Prospective purchasers are advised to make their own enquiries.

### Mobile And Broadband

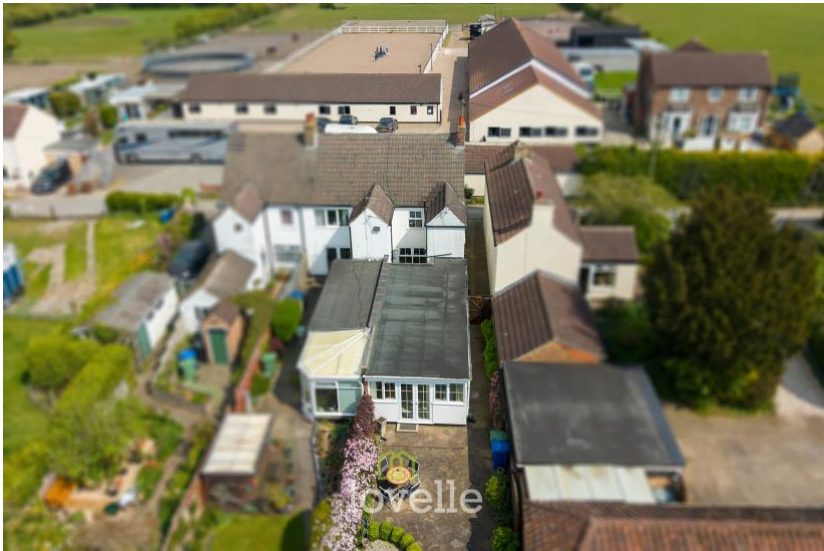
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

### Conservation Area

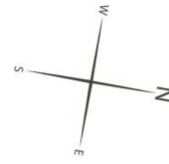
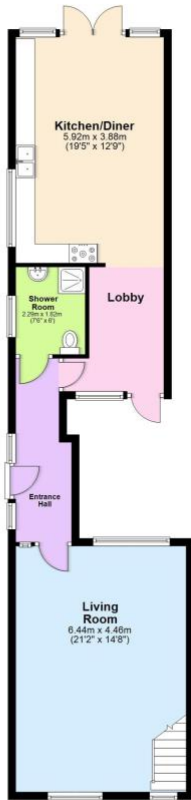
The property lies within a conservation area, for further information please contact the selling agent or discuss with your legal representative.







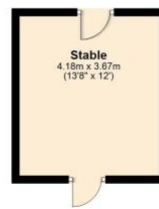
**Ground Floor**  
Approx. 70.2 sq. metres (755.3 sq. feet)



**First Floor**  
Approx. 32.7 sq. metres (351.9 sq. feet)



**Outbuilding**  
Approx. 15.3 sq. metres (165.0 sq. feet)



Total area: approx. 118.2 sq. metres (1272.1 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.  
Plan produced using Planific.

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