



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.

<b>Porch</b>	With uPVC part double glazed entrance door and a tiled floor.
<b>Bathroom</b>	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.
<b>Kitchen</b>	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.
<b>Sitting Room</b>	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.
<b>Conservatory</b>	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.
<b>Landing</b>	Off which there are three bedrooms and a wet room.
<b>Bedroom 1</b>	3.93m x 3.16m With cast iron decorative fireplace, coving to the ceiling and views of the rear garden and Wolds beyond.
<b>Bedroom 2</b>	2.97m x 2.46m Having coving to the ceiling and dual aspect windows.
<b>Bedroom 3</b>	2.75m x 2.75m With built-in cupboard and window to the front aspect.
<b>Wet Room</b>	With pedestal wash hand basin, WC, tiled walls and floor, and shower fitting.
<b>Outside</b>	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.
<b>Services</b>	The property benefits from an oil-fired central heating system and drainage is via a septic tank.
<b>Tenure</b>	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.
<b>Council Tax Band:</b>	B (Subject to confirmation by the Local Authority)
<b>EPC Rating:</b>	D
<b>Further Information And To View:</b>	Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.
<b>Disclaimer:</b>	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.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/04/2026

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**Canters**  
www.canters.co.uk

01472 356143

**ADDITIONAL PHOTOS & PLANS**



Sitting Room



Sitting Room



Conservatory



Kitchen



Kitchen



Bathroom

**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/04/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**ADDITIONAL PHOTOS & PLANS**



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room



Rear Garden



Rear Garden

**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/04/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

## ADDITIONAL PHOTOS & PLANS



Rear Garden



Rear Elevation



Garage



Front



Driveway



Street Scene

**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

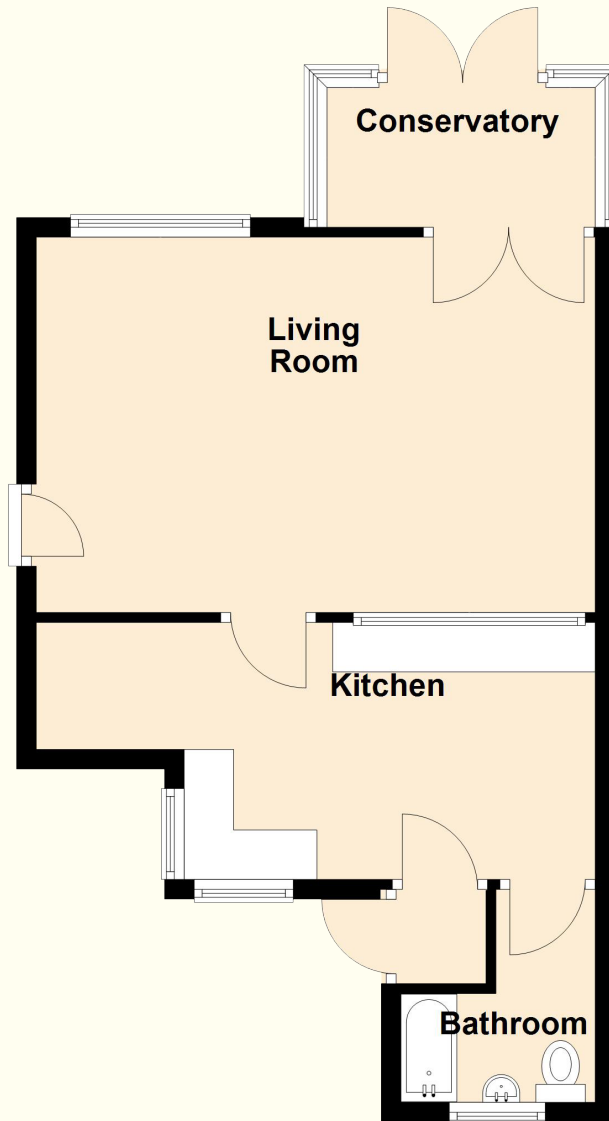
Property Inspected: 24/04/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**ADDITIONAL PHOTOS & PLANS**

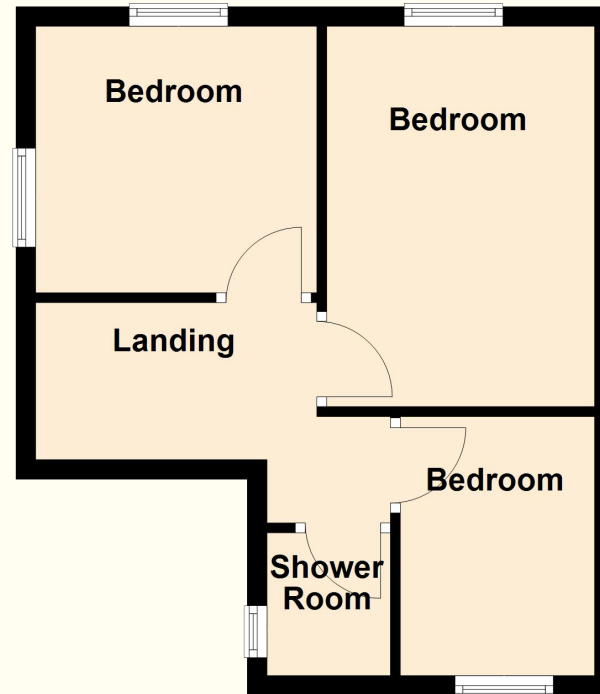
**Ground Floor**

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



**First Floor**

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



**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/04/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.