

Wold View, Rothwell, Market Rasen, LN7 6BA

FOR SALE - £139,950

Canters

Chartered Surveyors

Viewing is highly recommended of this three-bedroom mid-terrace house, located within the much sought-after and highly desirable village of Rothwell, which nestles in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

Rothwell benefits from the Blacksmiths Arms public house and lies a short distance from the market town of Caistor, which provides a wide range of amenities including shops, restaurants, public houses and the renowned Caistor Grammar School. The town of Grimsby and the coastal resort of Cleethorpes are approximately twelve miles away, offering further facilities, while Humberside Airport is within approximately ten miles.

The well-planned accommodation is arranged over two floors and briefly comprises a hallway, sitting room, kitchen and boot room to the ground floor. To the first floor are three bedrooms and a family bathroom.

Hallway Entered via a timber part-glazed entrance door, the hallway features laminate flooring and a staircase rising to the first-floor accommodation.

Sitting Room 5.57m x 3.63m A spacious reception room featuring a fireplace with tiled hearth and oak lintel. A window overlooks the front garden, while two uPVC double-glazed doors open onto the rear patio. A further door provides access to the kitchen.

Kitchen 4.13m x 3.05m Fitted with a range of shaker-style wall and base units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap. Integrated oven, four-ring gas hob with extractor hood above and space for a washing machine. Splashback tiling, tiled flooring and a window overlooking the rear garden. A part double-glazed uPVC door leads to the outside.

Boot Room With tiled flooring, window to the front aspect and a part-glazed uPVC door providing additional access to the front garden.

Landing The landing provides access to all first-floor rooms and includes an airing cupboard housing the central heating boiler.

Bedroom One 3.72m x 3.16m With built-in cupboard and window to the front aspect.

Bedroom Two 3.64m x 3.07m With window to the front aspect.

Bedroom Three 2.77m x 2.45m With window to the rear aspect.

Bathroom Fitted with a modern white suite comprising a panelled bath with glass shower screen and shower over, pedestal wash hand basin and low-flush WC. The room benefits from part-tiled walls and a wall-mounted chrome heated towel rail.

Outside The property is set back behind a low brick wall, with steps leading down to the front garden, which is laid predominantly to lawn. The enclosed rear garden features a block-paved patio area, is part lawned with a decorative stone bed and a garden shed.

Tenure We are verbally advised that the property is of freehold tenure, and we are awaiting formal confirmation from the vendor's solicitor.

Council Tax Band: 'A' NB: This can be reviewed by the Local Authority.

EPC Rating: 'C'

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: 03/02/2026

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Kitchen



Kitchen



Boot Room



Bedroom 1



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



Bedroom 3



Bathroom



Rear Garden



Front Garden

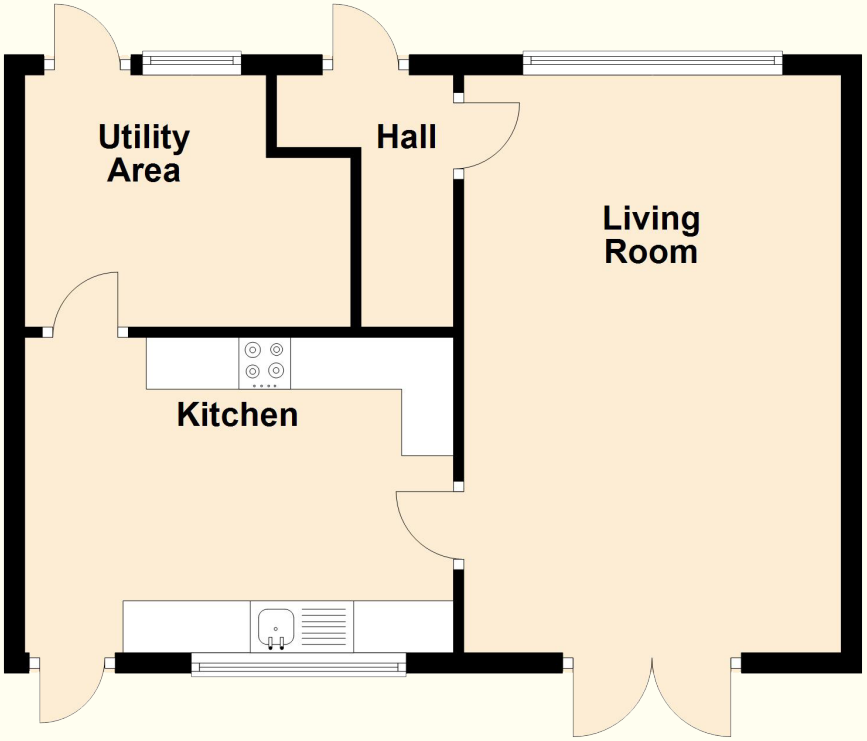
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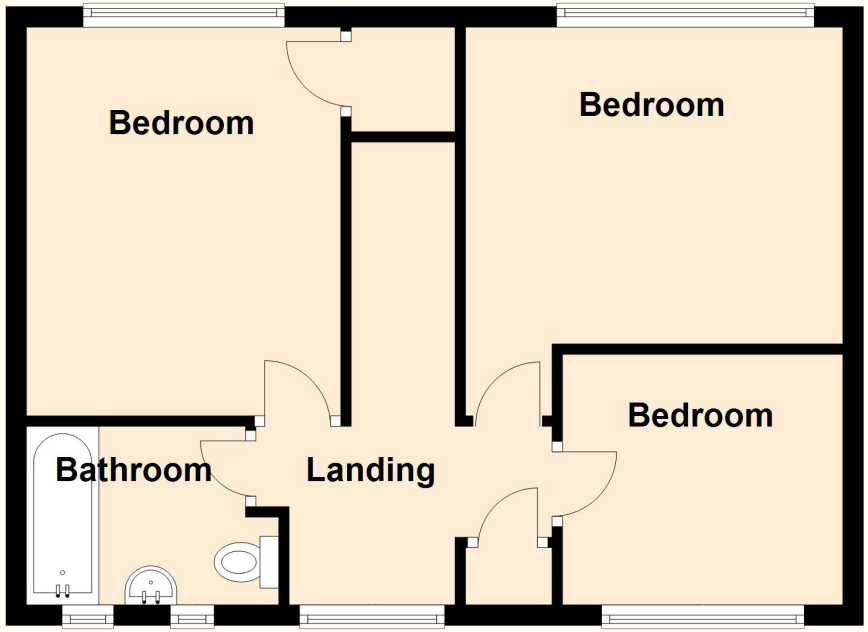
Ground Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



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