



HOMELEA, ATTERBY, MARKET RASEN, LN8 2BJ

GUIDE PRICE £200,000.00

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Introduction

Set in the charming, rural Lincolnshire hamlet of Atterby, this cosy, three bedroom semi-detached cottage, boasts a generous-sized garden, single garage and ample car parking space.

There are secondary schools and amenities in the nearby towns of Market Rasen, Brigg, and Gainsborough, and in the city of Lincoln. There is a primary school in the nearby village of Waddingham and pubs in the neighbouring villages of Snitterby and Glentham.

Location

The Property is located off Atterby Lane, within the centre of the hamlet of Atterby, in the West Lindsey district of Lincolnshire. The location of the Property is ideal for connections to the Cathedral City of Lincoln (15 miles) and the Humber Bridge (25 miles), as it sits approximately one mile from the A15. The town of Market Rasen lies approximately ten miles to the south-east and the market town of Brigg sits approximately eleven miles to the north.

Access

Access to the property is across a private drive owned by a third party.

Description

Homelea is a three-bedroom, semi-detached cottage, constructed of part stone/part red brick under a clay pantile roof. The accommodation is arranged across two floors comprising:-

An entrance hall leading to the kitchen, lounge and a dining room on the ground floor. The first floor consists of two double bedrooms, one single bedroom and a family bathroom.

Outside

Outside there is a lawned garden, a hardstanding driveway and a single garage attached.

Services

The Property benefits from mains water and electricity. Drainage is connected to a septic tank. Currently the central heating is connected to a biomass system supplied from the adjoining farm. This will be disconnected and therefore the Purchaser will be required to install a new oil fired boiler and oil tank.

Outgoings

West Lindsey District Council

Council Tax Band: C

Council tax payable 2026/27: £2,054.37

Energy Performance Certificate

The EPC rating is 'D'



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Tenure & Possession

The Property is offered for sale freehold with the benefit of vacant possession. There is no upward chain.

Viewing / Enquiries

The viewing is strictly by prior appointment with the Selling Agents on (01652) 653669.

Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.



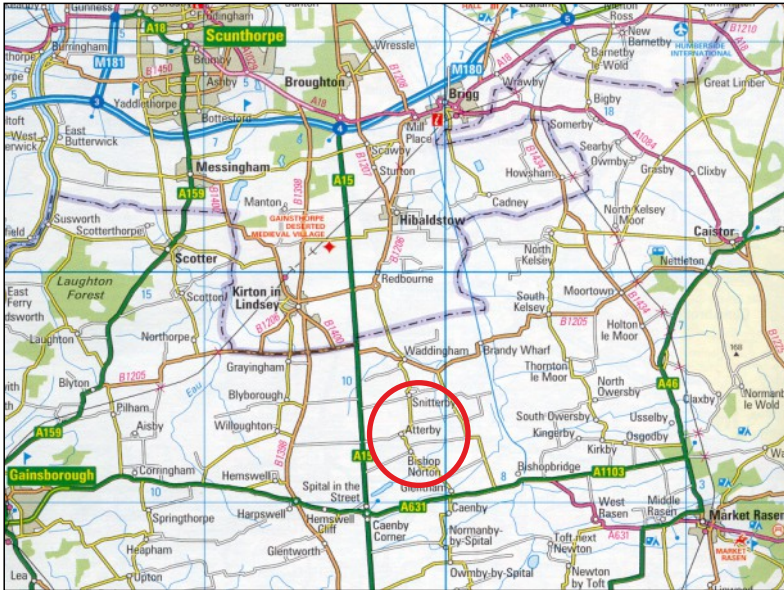
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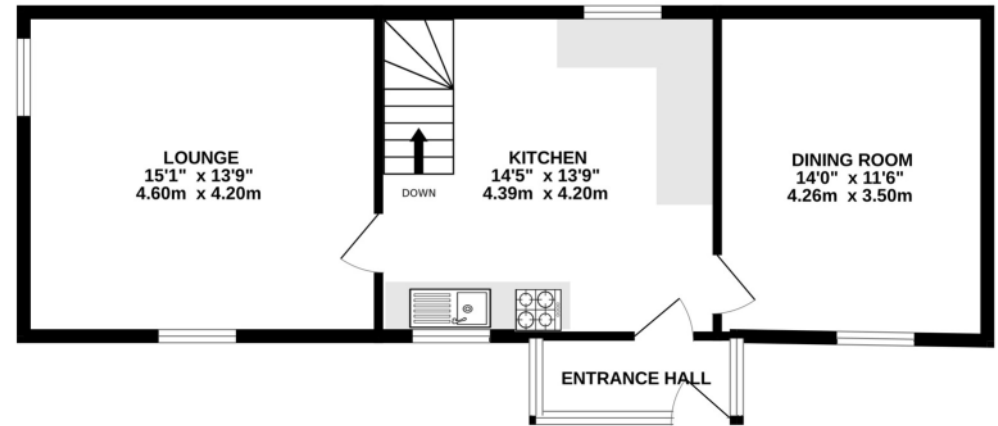
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Location Plan

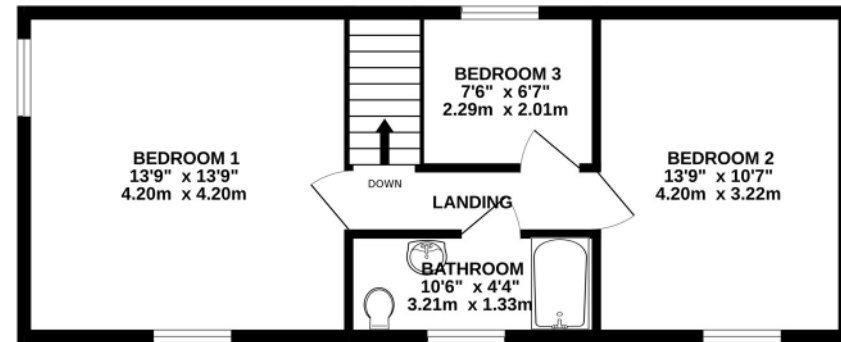


Floor Plans

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Cecilie Lister
E-mail: cecilie.lister@ddmagriculture.co.uk



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