



Wootton Road, Ulceby, DN39 6TD

**TO LET - £895pcm (Deposit - £1,030)**

**CanTERS**

Chartered Surveyors



Viewing is highly recommended on this charming three-bedroom semi-detached cottage, situated within the village of Ulceby. The well-planned accommodation benefits from oil-fired central heating and predominantly uPVC double-glazed windows and is arranged over two floors. The property briefly comprises an entrance lobby, hallway, living room, dining room and kitchen to the ground floor, with three bedrooms, a family bathroom and a separate WC to the first floor.

The property is favourably positioned on the edge of the village having open fields to the front, which offers a range of local amenities including a Co-op convenience store, village shop, hot food takeaways and a railway station. Ulceby is approximately five miles from the town of Immingham and around thirteen miles from Grimsby town centre, with convenient access to the A180 and Humberside Airport.

Entrance Lobby	With a glazed timber entrance door and fitted worktop. A uPVC double-glazed door leads into the hallway.
Hallway	With stairs rising to the first floor accommodation and a storage cupboard beneath.
Kitchen	Fitted with wall and base units with contrasting worktops, incorporating a drainer sink unit with mixer tap over. Range oven with stainless steel chimney-style extractor hood above and plumbing for a washing machine. Dual-aspect windows and wood-effect laminate flooring.
Living Room	Located to the front of the property with a window overlooking the garden. Feature fireplace and coving to the ceiling. Double doors open into the dining room.
Dining Room	With fitted cupboards and shelving and a window to the rear aspect. Coving to the ceiling. A door provides access to a store/pantry.
First Floor	
Landing	With window to the front aspect and providing access to the three bedrooms.
Bedroom One	With window overlooking the front garden and coving to the ceiling.
Bedroom Two	With window overlooking the rear garden, coving to the ceiling and a doorway providing access to a storage cupboard.
Bedroom Three	With window to the front aspect.
Family Bathroom	With suite comprising a panelled bath with folding shower screen and power shower over, and a pedestal wash hand basin with splashback tiling. Window to the rear aspect.
Separate WC	With low-flush WC and vanity-style countertop with hand basin and mixer tap over.
Outside	The property benefits from gardens predominantly laid to lawn to the front, side and rear, containing a variety of mature shrubs and trees. There is an attached brick and slate store, subdivided into three separate storage areas.
Tenancy Details	Available to let on an unfurnished basis, by way of an Assured Shorthold Tenancy Agreement (AST) for a minimum term of 6 months, paying £895 per calendar month. A deposit of £1,030 will be paid and held in a Deposit Protection Scheme (DPS).
Council Tax Band:	'A' NB: This can be reviewed by the Local Authority.
EPC Rating:	'E'

**FURTHER INFORMATION AND TO VIEW:** Viewing by appointment only, contact enquiries@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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## ADDITIONAL PHOTOS & PLANS



Kitchen



Living Room



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3

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Property Inspected: 29/01/2026

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## ADDITIONAL PHOTOS & PLANS



Family Bathroom



Separate WC



Rear Elevation



Rear Elevation

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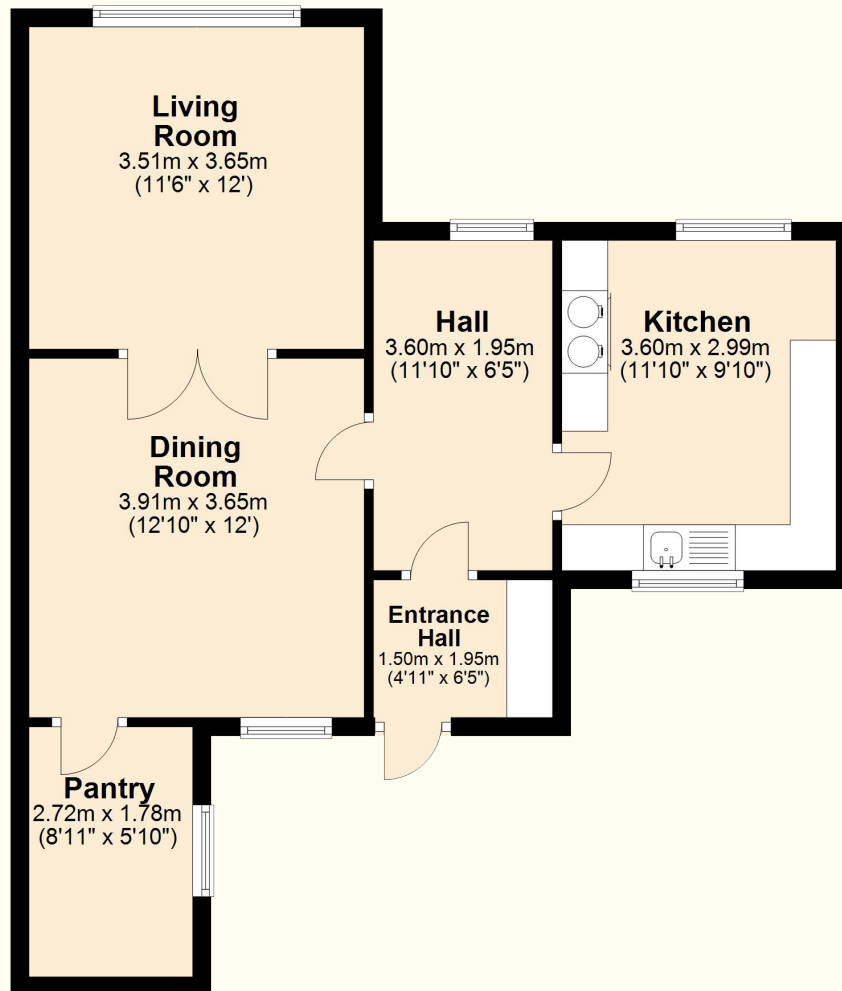
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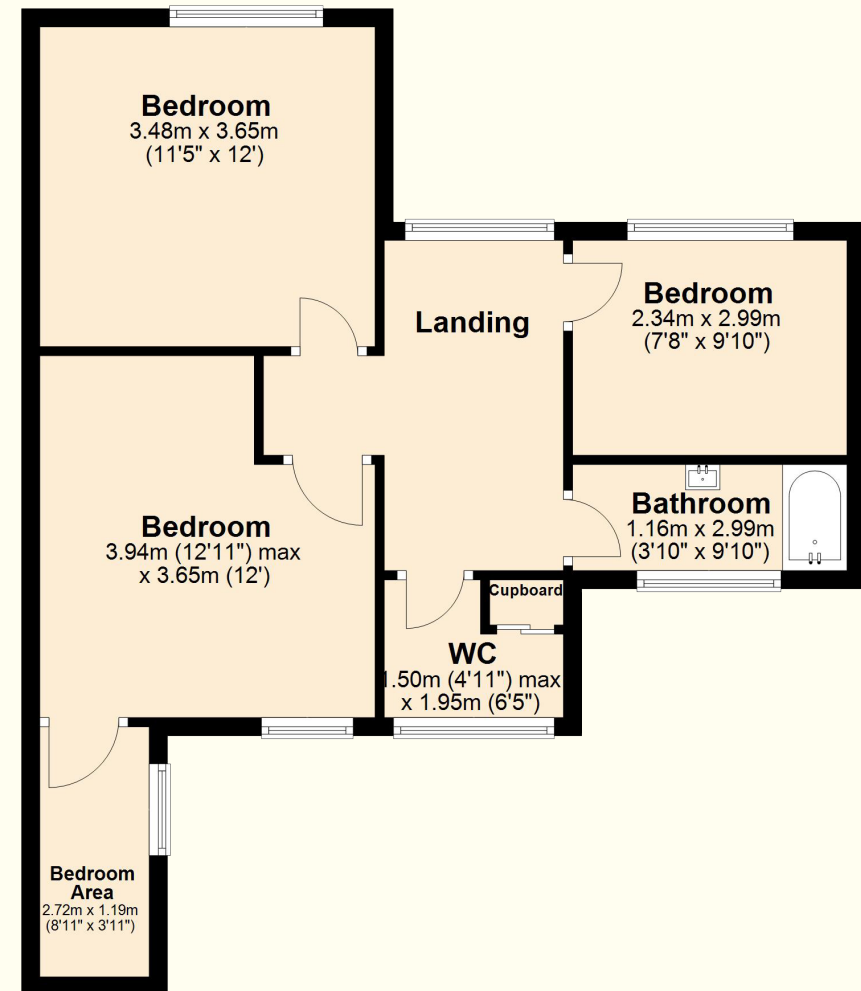
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## ADDITIONAL PHOTOS & PLANS



Ground Floor



First Floor

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