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25 Main Street, Worlaby, North Lincolnshire, DN20 0NW GUIDE £169,000

A charming three bedroom semi-detached cottage, together with garage and enclosed garden to the rear.

- Kitchen/Dining Room with wood burner
- Conservatory
- Spacious Bathroom
- Garage
- Living Room with wood burner
- Three Double Bedrooms
- Enclosed Garden
- Parking

DESCRIPTION

This charming cottage offers cosy accommodation having wood burning stoves in both reception rooms. The cottage retains charm and character and is well presented throughout. The private enclosed rear garden offers an ideal place for alfresco dining.

LOCATION

The property is located in the village of Worlaby which offers primary schooling and Bonby being close by offering shop and public house. Ideally located for commuting between Scunthorpe, Brigg, Grimsby, Barton upon Humber and Hull. The Humber Bridge, Humber Bank Industries and Humberside Airport are all within easy access

ACCOMMODATION

Rear Entrance Porch

Wooden window to the rear elevation, solid wooden entrance door, plumbing for washing machine and dishwasher.

Half glazed door leading to:

Kitchen/Dining Room

6.37m x 3.44m

Windows to the front and side elevations, range of white fronted high and low level cupboard and drawer units incorporating a single bowl stainless steel sink unit, extractor fan, under stairs storage cupboard, archway separating dining area, wooden fire surround with log burning stove inset, wood effect laminate flooring to the dining area, radiator.



Living Room

6.23m x 3.26m

Window to the front elevation, wooden fire surround with multi fuel burning stove inset on a tiled hearth, two radiators, stairs to first floor.



Sliding patio doors leading to:

Conservatory

3.03m x 2.22m

Brick over uPVC construction, French doors leading to the garden, wood effect laminate flooring.



Landing with window to the rear elevation.

Bedroom One

3.38m x 3.03m

Window to the front elevation, radiator.



Bedroom Two

3.38m x 3.04m

Two windows to the rear elevation, radiator, built-in cupboard.

Bedroom Three

3.38m x 3.02m

Window to the front elevation, radiator, built in cupboard.

**Bathroom**

3.03m max x 2.52m

Window to the rear elevation, white suite to include: free standing roll top bath, wash hand basin, w.c. and corner shower enclosure incorporating a 'Triton' electric shower, wood effect laminate flooring, chrome heated towel rail, spot lighting, coving.

**OUTSIDE**

The property has foot access from Main Road with a picket fence and hand gate enclosing the front garden.

Vehicular access is from Low Road having parking for two vehicles leading to a single detached garage with double wooden doors and side access door. A footpath leads to the rear of the garage giving access to the enclosed rear garden.

The garden has been divided into recreational areas having an enclosed children's play area with wood chipping, pond with water feature, flagstone patio, central lawn and shed.

**GENERAL REMARKS and STIPULATIONS**

The property benefits from mains gas, electricity, drainage and water. Please note that we have not tested the services or any of the equipment or appliances at the property. Accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to proceed.

Outgoings

We are advised by North Lincolnshire Council that the property is currently banded B for Council Tax purposes.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Tenure and Possession

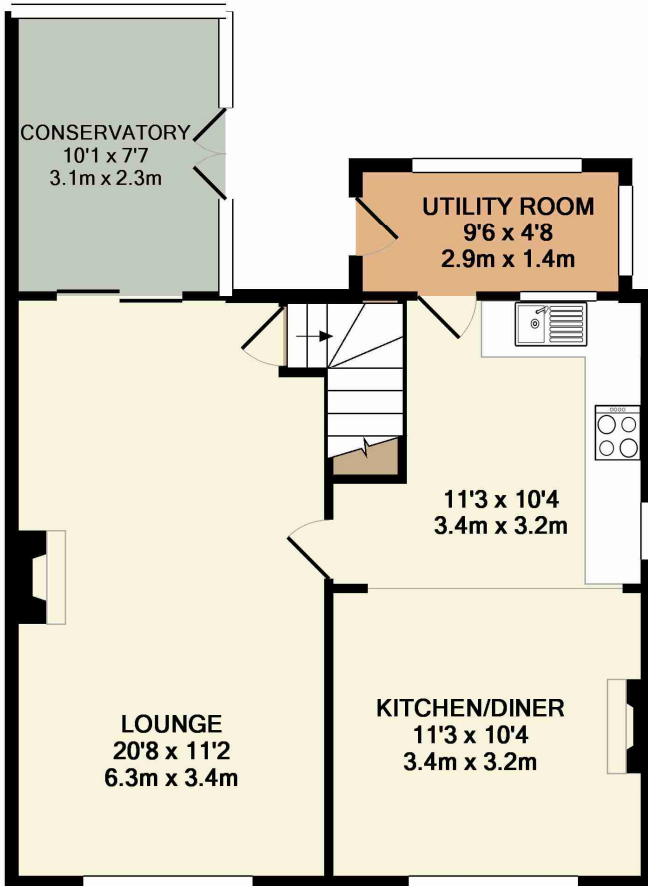
The property is sold Freehold with vacant possession upon completion.

Site and location maps are for illustration purposes only and boundaries should be checked with land registry.

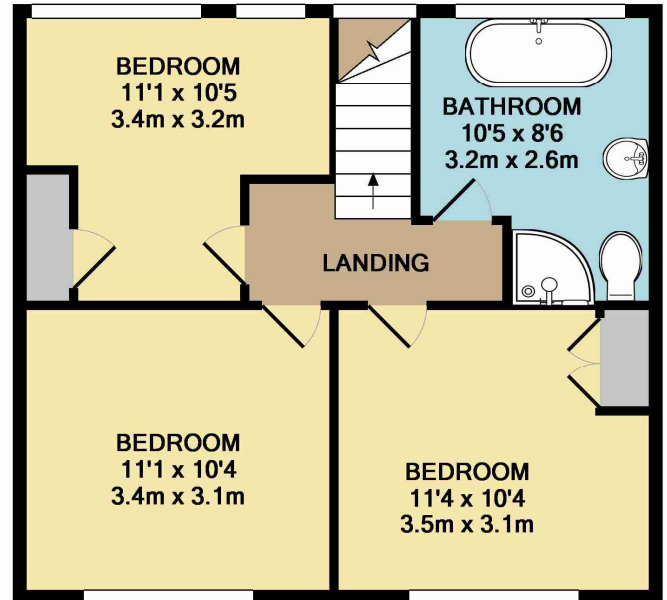
Viewing Strictly by Prior Appointment through the Selling Agents' Brigg Office. Tel: 01652 654833

These Particulars were prepared in March 2015 Ref:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1049 SQ.FT. (97.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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