



Main Street, Saxby-All-Saints, Brigg, DN20 0QJ

FINE & COUNTRY

AN EXCITING REFURBISHMENT OR REDEVELOPMENT OPPORTUNITY IN AN IDYLIC VILLAGE



A delightful elevated plot of approximately 0.4 of an acre in one of the most desirable villages in North Lincolnshire between Barton and Brigg. This substantial plot of approximately 0.4 of an acre has two entrances and would lend itself to two plots subject to the necessary consents. Currently having a substantial three double bedroom bungalow on one level in need of a general update bordering protected open countryside.

Opportunities like this are rare on the open market today.

Location:

The village of Saxby All Saints is situated 6 miles north of Brigg and 4 miles south-west of Barton upon Humber. Saxby All Saints is a conservation area and one of the five Low Villages, Worlaby, Bonby, Saxby All Saints, Horkstow and South Ferriby, between Brigg and the River Humber, so-called because of their position below the northern edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty.

Accommodation:

The accommodation is arranged on one level and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

L-shaped Entrance Hall:

With built-in cloaks cupboard.

Lounge:

This triple aspect room enjoys a delightful outlook to front, side and rear.

Dining Room:

With serving hatch to ...

Kitchen:

Includes a range of cabinets and single drainer sink unit. The combination of the dining room and kitchen would make an excellent open plan dining kitchen.





Bedroom 1

Bedroom 2

Bedroom 3:

With airing cupboard housing the hot water cylinder.

Shower Room:

Includes shower area and wash hand basin.

Separate W.C.

Utility Room:

With single drainer sink unit, wall mounted gas fired central heating boiler unit and adjoining store.

Outside:

This property stands particularly well with a wide frontage. There are two separate driveways from both Main Street and Saxby Hill providing the perfect opportunity to create two substantial plots of 1/5th of an acre each subject to the necessary planning consents. The rear driveway leads to a substantial double brick garage. The gardens extend to all four sides of the property being mainly lawned including a variety of shrubs and ornamental trees. The surrounding protected countryside provides an abundance of wildlife in this truly idyllic setting.



Services:

Mains gas, water, electricity and drainage are connected to the property.

Central Heating:

The property has the benefit of a gas fired central heating system to panelled radiators.

Council Tax:

Council Tax is payable to the North Lincolnshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band -.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Mortgages:

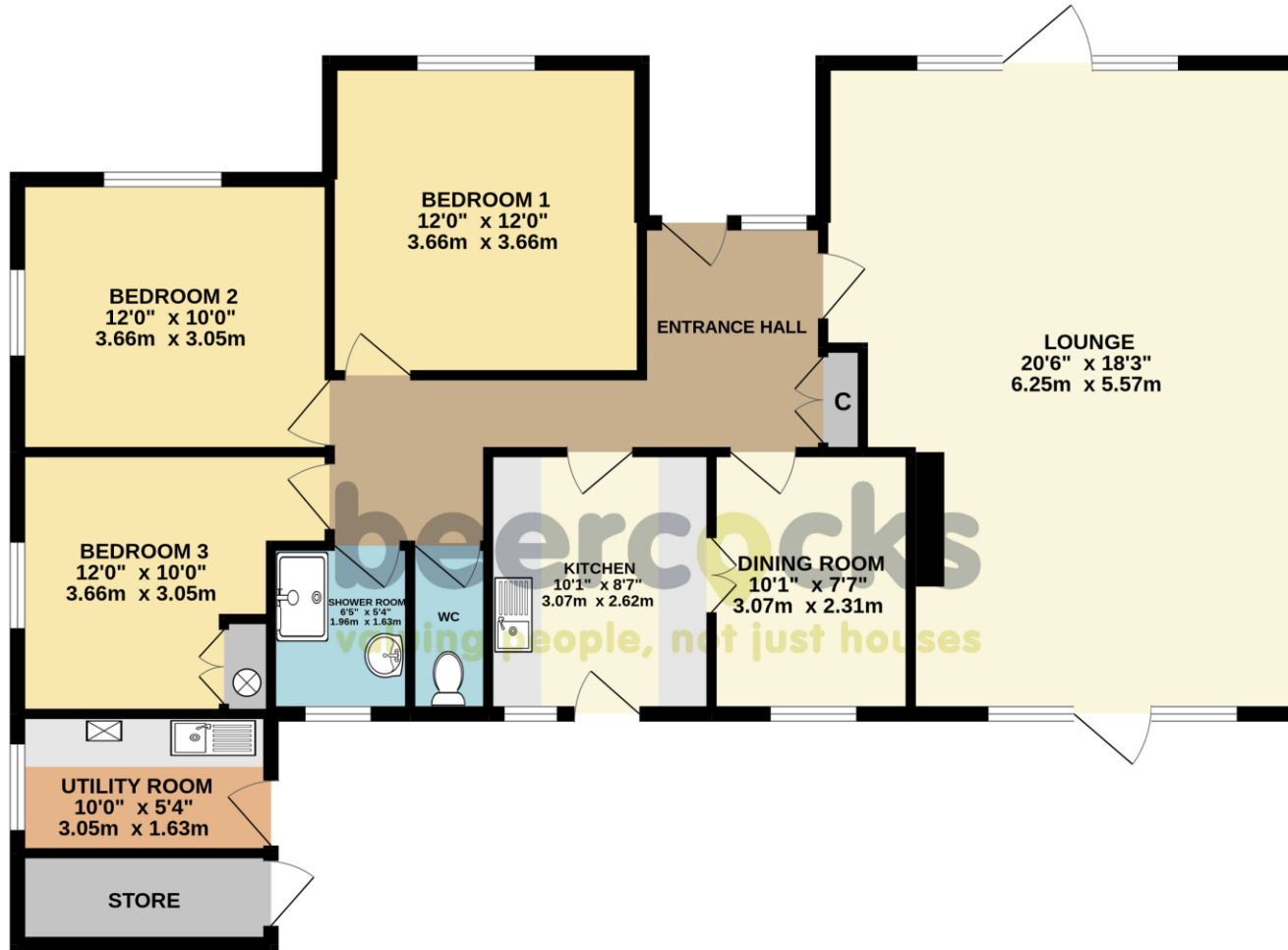
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Valuation/Market Appraisal:

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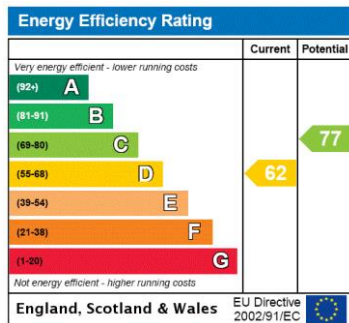
GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



MAIN STREET, SAXBY ALL SAINTS

TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

