



Boar Pen Cottage, Bentley Lane

Grasby | Barnetby | DN38 6AW

£500 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

Boar Pen Cottage

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IDEALIC LOCATION! A wonderful 1 Bedroom, barn conversion situated in the exceptional rural village of Grasby. Boar Pen Cottage is not just a clean, well appointed accommodation. It also offers you a lifestyle of community and natural surrounding beauty.

With its cottage exterior and modern interior you are treated to the best of both. Boar Pen Cottage benefits from a adequately sized open plan living / kitchen space. The modern kitchen is fully equip to include free standing cooker. Other rooms are bathroom with shower over bath, one double bedroom. You also have use of a communal laundry room with washing machine and dryer, court yard frontage and off road parking.

Grasby is a small village and civil parish in the West Lindsey district of Lincolnshire, England. It is situated 3 miles north-west of the Market town of Caistor and lies in the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty.

- Barn Conversion
- Open plan living space
- Communal laundry room
- Double bedroom
- Off road parting
- Area of of natural beauty





MAIN ENTRANCE

Via Upvc main entrance door leading into open plan lounge.

ENTRANCE HALL

uPVC double glazed window to the side elevation with terracotta tiled cill, white painted walls, flush central ceiling light, smoke alarm, coat peg hooks, wood effect flooring opening up to the lounge area.

LOUNGE

23'0" x 11'1" MAX (7.01 x 3.38 MAX)

Upvc double glazed window to the side elevation with terracotta tiled cill, white painted walls, central heating radiator, television point, loft access, central ceiling light, wood effect flooring.

GALLEY KITCHEN

Recently installed modern buttermilk base and drawer units with chrome bar handles with beach effect working surfaces, stainless steel sink unit and drainer, space for under counter fridge unit, free standing gas cooker and grill, wall mounted combination boiler unit, white painted walls, part tiling to the walls in white, loft access, flush central ceiling light, extractor fan, carbon monoxide alarm, grey mottled flooring.

BEDROOM

18'1" x 11'8" (5.51 x 3.56)

Upvc double glazed window to the front elevation with terracotta tiled cill, white painted walls, central heating radiator, two way central ceiling light with bedside switch, wall mounted mirror, wood effect flooring.



BATHROOM

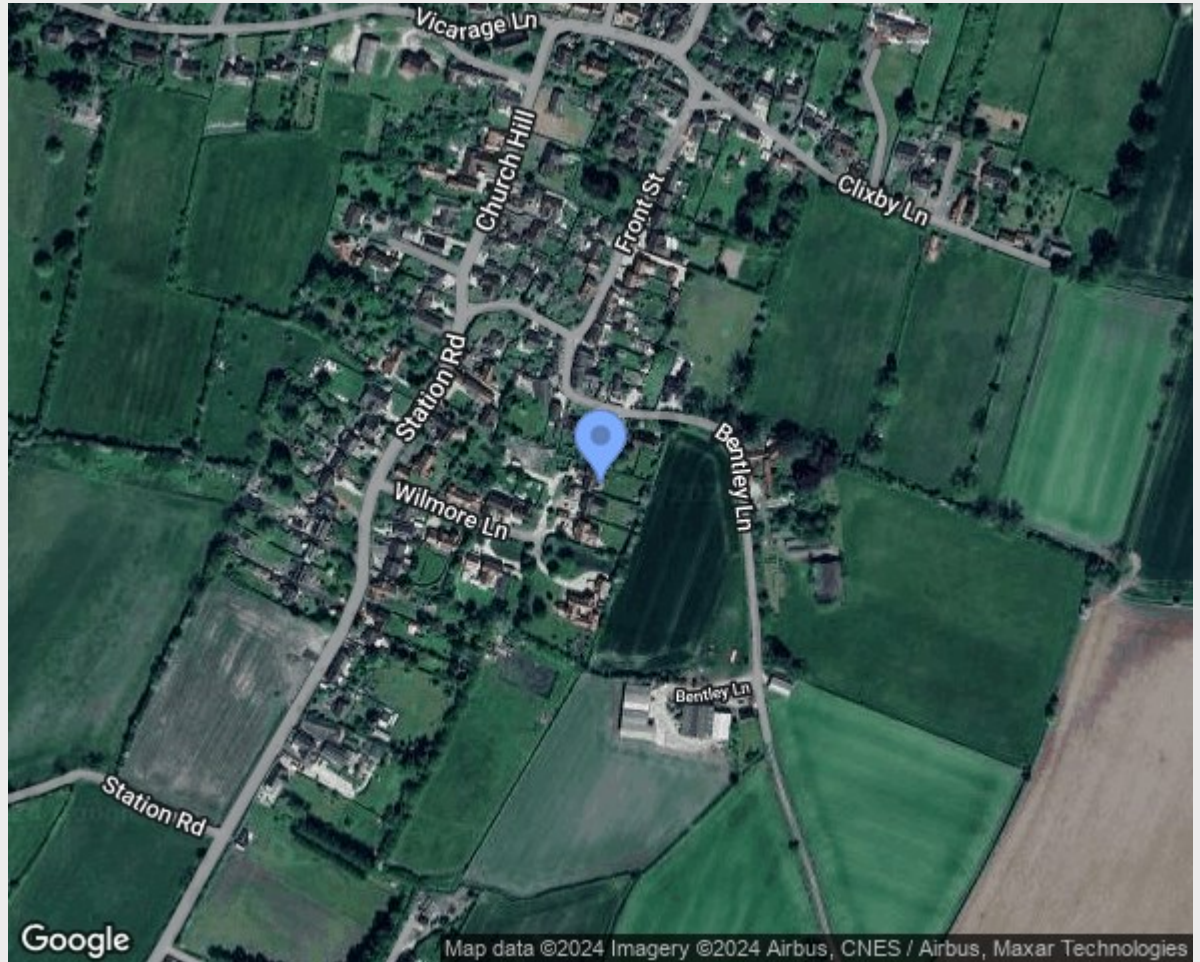
12'4" x 10'8" (3.76 x 3.25)


Upvc double glazed frosted window to the rear elevation with terracotta tiled cill, new white suite with chrome fittings comprising bath with matching side panel incorporating a chrome shower head and hose having glazed shower screen, pedestal wash hand basin, low level flush wc, part tiling to the walls in white, part painted walls in white, wall mounted vanity mirror with shaver light and socket above, flush central ceiling light, extractor fan, chrome combination central heating radiator and towel rail, built in 2 door storage cupboard, grey mottled flooring.

COMMUNAL GROUNDS

Access to shared laundry room containing washing and drying facilities.

Communal gardens and driveway.



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

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.