



1 Cliff Farm Cottages, Middle Street

Glentworth | Gainsborough | DN21 5BZ

Price £240,000



Perkins George Mawer & Co.

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

1 Cliff Farm Cottages

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A good-sized, semi-detached cottage with open views over Lincolnshire countryside, in close proximity to the village of Glentworth, about 10 miles from Lincoln and 13 miles from Market Rasen where shopping and leisure services can be found. There is a Primary School at Hemswell Cliff, rated 'Ofsted Good' (inspected November 2022), together with a local shop.

The property benefits from a new roof (completed October 2024). An oil fired central heating system is fitted, together with uPVC double glazing. The well proportioned accommodation comprises in brief: Entrance Hall, Dining Area opening to Kitchen Area, Living Room. On the first floor there are three Bedrooms and a Bathroom. Outside there is a Garden area to the front elevation together with parking for several cars including turning bay. Large rear garden with patio, outbuilding and single detached garage. It is offered For Sale with No Chain.

- Substantial Semi-Detached Cottage
- Open Countryside Views
- Recent New Roof
- Living Room with Open Fire
- Open Plan Kitchen/Diner
- Three Bedrooms & Bathroom
- Large Garden to Rear
- No Chain

Entrance Hall

Half uPVC and half double glazed entrance door. Radiator. Stairs to First Floor. Latched door to:-





Dining Area

13'0 x 11'5 minimum (3.96m x 3.48m minimum)

Window to front. Radiator. Latched doors to Under Stairs Storage Cupboard and to Living Room. Open Plan to:-

Kitchen Area

8'11 x 16'2 (2.72m x 4.93m)

Fitted wall and base units. Roll top granite effect work-surface with inset single drainer, stainless steel sink top. Radiator. Windows to side and rear. Latched door to Boiler Room/Pantry which houses oil boiler. Half uPVC panelled and half double glazed door to rear patio.

Living Room

12'11 x 14'6 plus recesses (3.94m x 4.42m plus recesses)

Open fire with marble effect tiling to hearth, surround and mantel. Radiator. Window to front.

First Floor Landing

Window to side. Radiator. Latched doors off.

Bedroom One

9'9 x 16'1 into recess (2.97m x 4.90m into recess)

Double radiator. Window to front with far reaching countryside views.

Bedroom Two

10'0 x 11'5 plus two recesses (3.05m x 3.48m plus two recesses)

Double radiator. Window to front with far reaching countryside views.

Bedroom Three

9'0 x 7'11 (2.74m x 2.41m)

Radiator. Window to rear.

Bathroom

White suite of 'P' shaped bath with shower and glass screen. Low level W.C. pedestal wash basin. Part tiled. Window to rear. Airing cupboard housing foam lagged hot water cylinder.

Front Garden

Gravelled driveway providing parking for several cars. Area of lawn. Five bar gate leading to additional parking, Detached single garage and rear garden.

Single Detached Garage

Up and over door.

Large Rear Garden

Rear concrete patio with outbuilding. Large expanse of lawn. Mature shrubs and trees.



Tenure: Freehold
 Council Tax Band: A - West Lindsey
 EPC Rating: E
 Services: Mains Electric and Water. Oil
 Fired Radiator Heating. Septic Tank



1 Cliff Cottages (Ground Floor)

Approx. 53.5 sq. metres



First Floor

Approx. 49.8 sq. metres



Total area: approx. 103.3 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
 Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.