



2 Cliff Farm Cottages, Middle Street

Glentworth | Gainsborough | DN21 5BZ

Price £250,000



Perkins George Mawer & Co.

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

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An improved semi-detached cottage which has the benefit of a new roof (October 2024). Located close 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 large rear garden and two garages, accessed off a gravel driveway. Oil fired central heating has been installed as well as uPVC double glazing. The generous accommodation comprises: Entrance Hall, Living Room with Multi Fuel Burner, Separate Dining, Fitted Kitchen and Boiler Room/Pantry. On the first floor there are three Bedrooms and a modern Bathroom. The front garden is accessed via a five bar gate connecting to the public highway. There is parking for several cars provided by the extensive gravelled driveway. There is a lawned garden to the rear with far reaching views over open countryside. It is offered For Sale with No Chain.

- Semi-Detached Cottage
- Far Reaching Countryside Views
- Two Separate Receptions
- Three Good Bedrooms
- Recent New Roof
- Two Single Garages
- Kitchen & Modern Bathroom
- Large Garden

Entrance Hall

Approached via uPVC/glazed entrance door. Radiator. Stairs to first floor. Latched door to:-

Living Room

12'11 x 11'4 plus recess (3.94m x 3.45m plus recess)
Multi Fuel Burner with slabbed hearth. Dado rail. Radiator.
Window to front. Understairs cupboard. Coving. Latched door to:-





Separate Dining Room

8'11 x 16'11 (2.72m x 5.16m)

Windows to side and rear. Dado rail. Coving. Double radiator and single radiator. Latched door to:-

Kitchen

8'11 x 11'9 (2.72m x 3.58m)

Wood panel fronted wall and base units. Roll top work-surfaces. Single drainer, stainless steel sink unit. Tiled splashbacks. Coving. Window to rear. uPVC/glazed door to rear patio. Doorway to:-

Boiler Room/Pantry

8'11 x 3'11 (2.72m x 1.19m)

Oil fired boiler.

First Floor Landing

Latched doors off. Access to loft.

Bedroom One

10'1 x 11'5 plus two recesses (3.07m x 3.48m plus two recesses)

One recess having a double fitted wardrobe. Window to front with far reaching views. Radiator.

Bedroom Two

8'9 x 15'10 (2.67m x 4.83m)

Window to rear. Double radiator. Coving.

Bedroom Three

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

Window to rear. Double radiator.

Bathroom

Modern white suite of panelled 'P' shaped bath with shower and screen over. Pedestal wash basin. Low Level W.C. Part tiled walls. Window to rear. Radiator. Airing cupboard housing foam lagged hot water cylinder.

Front Garden

Accessed via five-bar gate. Gravelled parking for several cars plus turning bay.

Single Garage

16'2 x 9'0 (4.93m x 2.74m)

Up and over door. Light.

Second Garage

16'2 x 9'0 (4.93m x 2.74m)

Up and over door.

Large Rear Garden

Concrete patio area. Brick outbuilding. Lawned area and pond.



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



2 Cliff Farm Cottages (Ground Floor)

Approx. 47.3 sq. metres



First Floor

Approx. 50.7 sq. metres



Total area: approx. 98.0 sq. metres

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(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.