



NO.7 MAIN ROAD, BEELSBY, GRIMSBY, DN37 0TN

GUIDE PRICE £150,000

Location

No. 7 Main Road is a 3-bedroom semi-detached home on a large plot with off-street parking, situated in the highly regarded village of Beelsby at the foot of the Lincolnshire Wolds which are an Area of Outstanding Natural Beauty. The property requires a full refurbishment. Offered for sale with NO FORWARD CHAIN, the property enjoys close proximity to the A46 and A18, providing convenient access to Lincoln, Caistor, and Louth.

Description

The property provides the following accommodation:

Living Room: 3.73m x 5.20m - With open fire and brick surround.

Kitchen: 4.66m x 3.12m - With floor and wall units and stainless steel sink.

Downstairs Bathroom: 2.47m x 2.40m - With low-flush WC, walk-in shower and pedestal sink.

Porch/Lean-To: 1.60m x 2.36m - Housing the oil boiler.

Bedroom 1: 3.27m x 4.25m

Bedroom 2: 3.62m x 2.78m

Bedroom 3: 2.67m x 2.37m

The property further benefits from part uPVC double glazing and an oil-fired heating system.

Outside

The large, mature and private south-east facing garden backs onto open fields, offering beautiful views.





Services

Mains water and electricity supplies, plus mains drainage.

Outgoings

North East Lincolnshire Council - Council Tax Band 'B'

Council Tax Payable 2025/26 - £1,827.06

EPC Certificate

The EPC rating is Band 'D'.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure & Possession

The land is for sale freehold with vacant possession.

Viewing

The viewing is strictly by prior appointment with the Selling Agents on (01652) 653669.

VAT

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

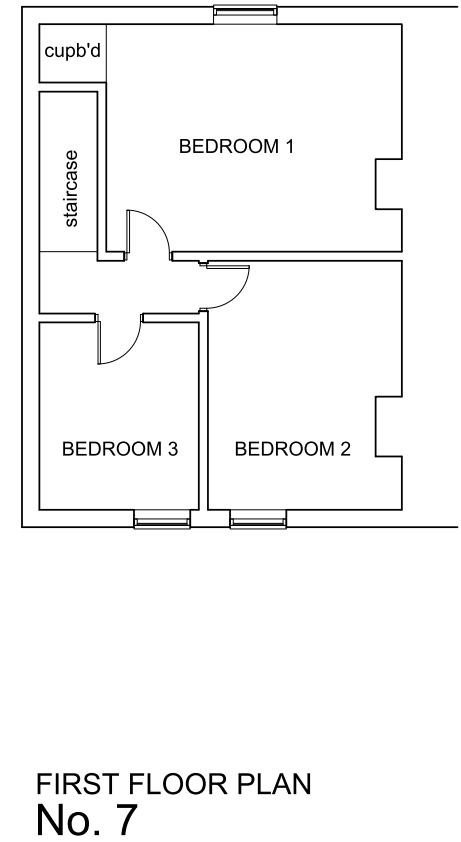
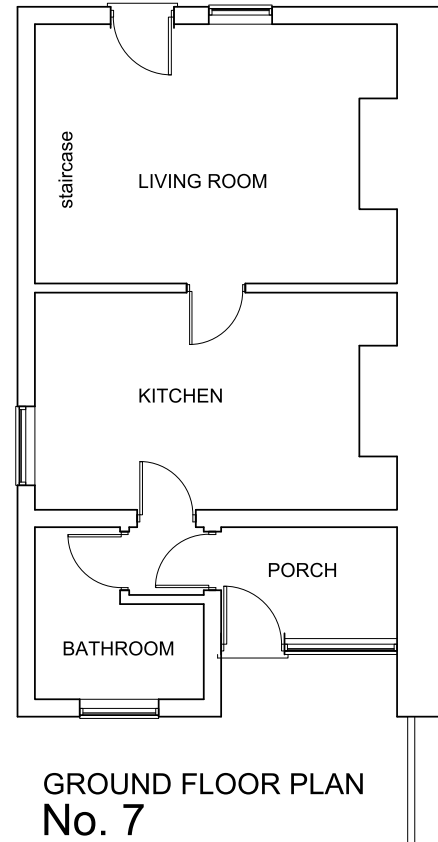
Method of Sale

The property is offered for sale by Private Treaty (private negotiation). Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.





Floor Plans



Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Cecilie Lister
E-mail: cecilie.lister@ddmagriculture.co.uk



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