



Station Road, Grasby



3



1



3

£250,000



Key Features

- **AGRICULTURE OCCUPANCY ONLY**
- APPROX 0.68 ACRE
- UPDATING REQUIRED
- 21'6 LOUNGE
- OPEN VIEWS
- 3 BEDROOMS
- EPC rating E
- Freehold





SUBJECT TO AN AGRICULTURAL PLANNING RESTRICTION.

No Upward Chain.

A 3 bedroom detached home standing in approx 0.68 acres or thereabouts. The property requires updating but enjoys superb views towards the Lincolnshire Wolds. The home includes 3 reception rooms and a Kitchen together with 3 first floor bedrooms and a family bathroom.

Viewing Strictly by prior appointment via the Agent.

PLANNING NOTE

SUBJECT TO AN AGRICULTURAL PLANNING RESTRICTION WHICH LIMITS IT TO ESSENTIAL RURAL WORKER OCCUPANCY. The condition was imposed on the original planning permission under licence number 316/62 by west Lindsey Council which stated that occupancy was limited to those person who " employment or latest employment is or was employed in agriculture as defined in Section 119(1) in the Town and Country Planning Act 1947. Purchasers should also be aware that this may limit mortgage availability and they should ensure that they have mortgage approval, if needed, prior to viewing.

RECEPTION HALL

A recessed entrance with upvc door opens to the Hall with radiator and stair case to the first floor with storage cupboard under.

CLOAK ROOM

Appointed with a suite in white to include a low flush wc, wall mounted wash hand basin, tiled walls, radiator and upvc double glazed window.

LOUNGE 6.56m x 3.52m (21.5ft x 11.5ft)

A well lit dual aspect room with upvc double glazed picture windows to the front and side, stone built fire place with marbled gearth, coving, 2 ceiling roses, radiator and tv aerial point.

OFFICE 3.07m x 2.89m (10.1ft x 9.5ft)

A forward facing room with upvc double glazed window, radiator and telephone point.

DINING ROOM / BEDROOM 4 3.57m x 2.85m (11.7ft x 9.4ft)

Enjoying views towards the Lincolnshire Wolds with a upvc double glazed picture window to the rear aspect and radiator.

BREAKFAST KITCHEN 3.85m x 3.04m (12.6ft x 10ft)

Appointed with a range of medium oak style high and low units with grey worktops to include a 1 1/2 bowl sink unit with cupboards and plumbing for an automatic washing machine under, fitted breakfast bar, tiled floor, inset electric hob with extractor over, built in oven, tiled splash areas, upvc double glazed window and matching door to

REAR ENTRANCE

A covered area with door to Garage and additional store.

LANDING

With fitted Linen cupboard.

BEDROOM 1 4.12m x 3.98m (13.5ft x 13.1ft)

A generous double room with upvc double glazed window to the side aspect, radiator and access to the eaves space.

BEDROOM 2 3.99m x 2.98m (13.1ft x 9.8ft)

A further double room with upvc double glazed window to the side, radiator and access to the eaves space.

BEDROOM 3 3.49m x 3.06m (11.4ft x 10ft)

A forward facing room with upvc double glazed dormer window to the front, radiator and access to the roof space.

BATHROOM 2.15m x 1.74m (7.1ft x 5.7ft)

A fully tiled room with suite to include a close coupled wc, pedestal wash hand basin, panelled bath with electric shower and glazed screen, radiator, extractor fan and upvc double glazed window.

OUTSIDE

The property is fronted by a mature shrub garden and a horseshoe reception drive allows access to the single GARAGE with up and over door , window and electric power. There are narrow gardens to one side and to the rear of the property and the principle gardens lie to the remaining side and are mainly laid to lawn with mature apples trees and extensive former pigeon lofts and timber stores. There is a further extensive wooded area beyond the buildings and we understand that the entire plot extends to approx 0.68 acre or thereabouts.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOORPLAN

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

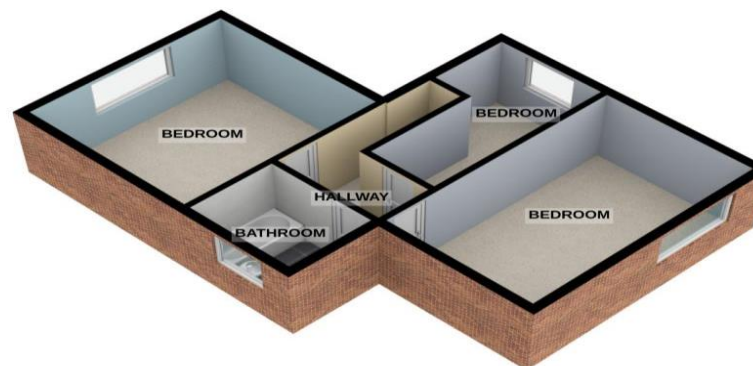
AGENTS' NOTE

These particulars, whilst believed to be accurate are set out as a general outline

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.

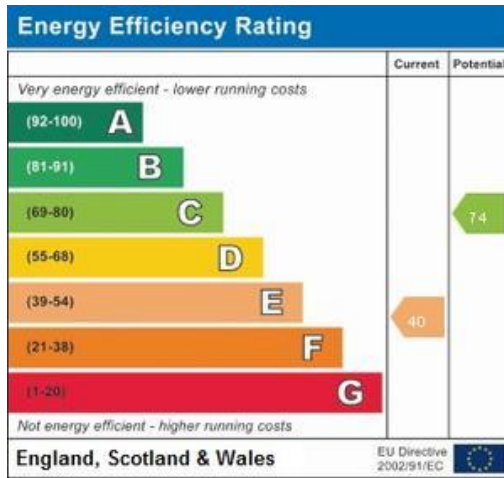


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2022



Address:
 Braemar, 80000 71, Grasby

