



NO.11 MAIN ROAD, BEELSBY, GRIMSBY, DN37 0TN
GUIDE PRICE £195,000.00

Location

No. 11 is a recently renovated 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. 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 has been substantially extended and renovated, now featuring a spacious third downstairs bedroom, a ground floor WC, and an open-plan kitchen and dining room with patio doors leading to the garden. Additional accommodation includes a living room with an open fireplace, stairs leading to the first floor with two double bedrooms, and a family bathroom.

Living Room: 4.86m x 3.64m - With open fireplace featuring a brick surround and hearth, built-in cupboard, and stairs to the first floor.

Kitchen/Diner: 4.81m x 3.09m - With tiled floor, a range of floor and wall units, stainless steel sink unit and a single electric cooker with hob and canopy over.

Downstairs WC with wash basin and heated towel radiator.

Bedroom 3 / Office: 3.63m x 3.40m.

Bedroom 1: 4.82m x 3.65m - With built-in cupboard.

Bedroom 2: 2.19m x 3.10m.

Bathroom: 2.49m x 2.15m - With panel bath and shower over, low-flush WC, pedestal sink, and heated towel rail.

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

Outside

There is a mature and private south east facing garden which backs onto open fields, offering beautiful views.





Services

There are mains water and electricity supplies to the property. Drainage is to a mains sewer.

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		78 C
55-68	D	61 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

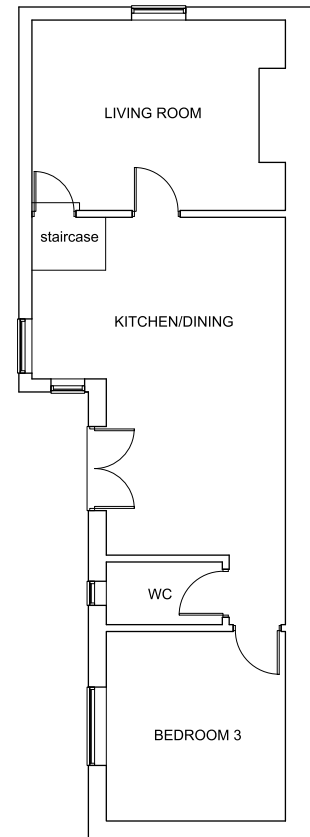
The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

Method of Sale

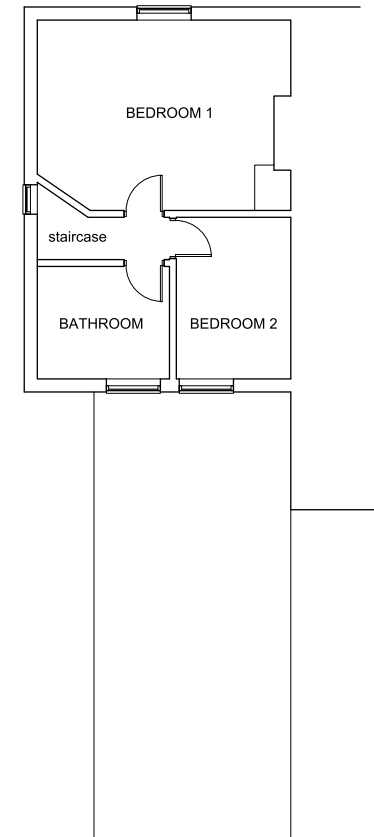
The property is offered for sale by Private Treaty (private negotiation). Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.



Floor Plans



GROUND FLOOR PLAN
No. 11



FIRST FLOOR PLAN
No. 11

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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Important Notice

- DDM Agriculture and Robin Jessop for themselves and the Owner of this property, whose agents they are, give notice that:
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Ref: CL/SJP/BR-25/046-6
Date: 05 August 2025