GRICE & HUNTER

Chartered Surveyors
Estate Agents & Valuers
Est 1924







The Hayloft, Main Street, Low Burnham, DN9 1DB

• Charming Detached Cottage in this unspoilt hamlet (only one mile from Epworth) • 2 Bedrooms • • Impressive sized Living Room • Ground floor Cloakroom • Courtyard garden with parking • Gas Central Heating • Double Glazing • Attractive setting within the centre of Low Burnham • Well maintained throughout •

Regulated by RICS®

£269,500 NO CHAIN

Energy rating C

The Hayloft is a sympathetic barn conversion blending modern living space with historic features. The property is of traditional brick and pantile construction with painted wooden windows and period style cast iron rainwater goods in keeping with the historic former agricultural use.

The Hayloft offers easily maintained accommodation and grounds with off-street parking and courtyard garden.

Low Burnham is located only one mile from the popular small town of Epworth (which lies 3 miles south of junction 2 M180) and is convenient for extensive local countryside walks.

Accommodation (room sizes approx. only)

Ground Floor

LIVING ROOM (6.32m x 4.2m) with panelled wood entrance door to frontage, 2 radiators, staircase off with storage beneath and full height window overlooking the rear garden.

DINING/KITCHEN (4.25m x 2.85m) including fitted base and wall cabinets with contrasting worktops, integral single oven and 4 ring gas hob with extractor fan over, 1 ½ bowl sink, space for washer, radiator and rear garden outlook.

REAR ENTRANCE HALL with radiator and external door to garden.

BEDROOM 2/STUDY (2.26mx 2.38m) with radiator and side facing window.

CLOAKROOM pedestal wash hand basin, w.c, radiator and central heating boiler.

First Floor

LANDING with rear facing window to stairwell.

MAIN BEDROOM (4.2m x 3.1m) with radiator and rear facing window.

BATHROOM (2.80m average x 2.5m) having panelled bath with plumbed in shower over and additional tap fitting, pedestal wash basin, toilet and shaver point. Radiator and front facing window.

OUTSIDE
New gravel gated driveway entrance via right of way over Walnut Farm. Low maintenance and fully enclosed side and rear courtyard garden with parking and gravel finish.

Separate gated pedestrian access to road frontage with outside lighting and water tap.

SERVICES (not tested)

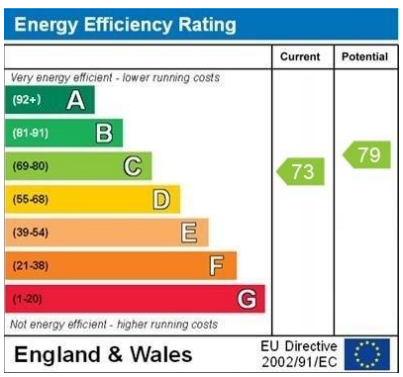
- All mains services.
- Gas central heating to radiators.

LOCAL AUTHORITY
North Lincolnshire Council

COUNCIL TAX Band ‘C’ (on-line enquiry)

TENURE Freehold.

VIEWING
Strictly by prior appointment through Grice & Hunter 01427 873684














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FOR SALE





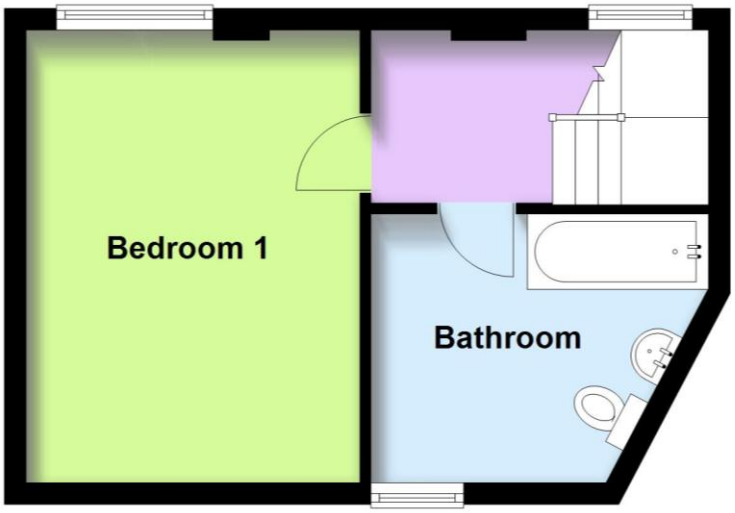
Ground Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.9 sq. feet)



Total area: approx. 73.8 sq. metres (794.4 sq. feet)

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