ARGYLE
ESTATE AGENTS

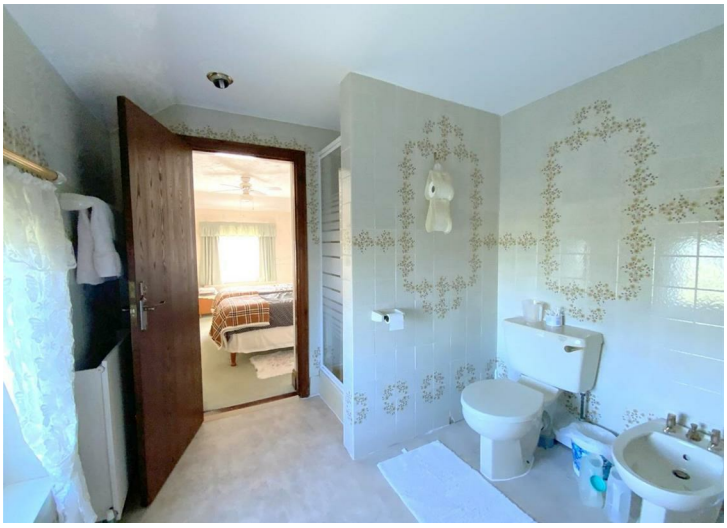
Blacksmiths Cottage Walk Lane, Irby, DN37 7JU
£399,950

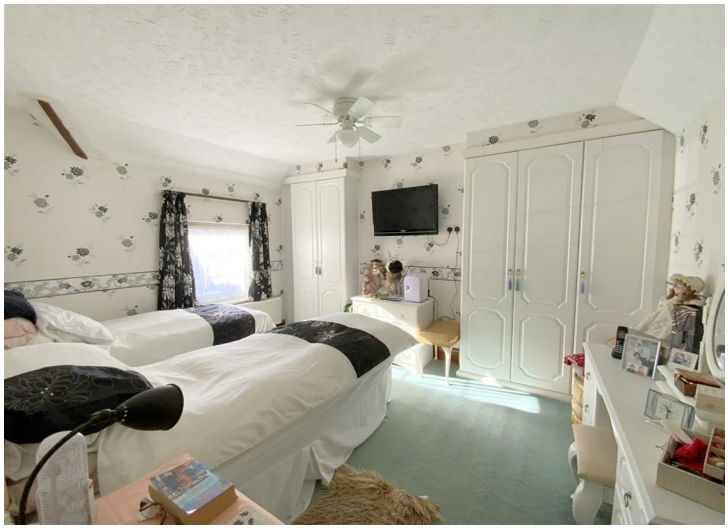
31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Detached Four Bedroom Period Home
- Desirable Village Setting
- Approximately 1/4 Acre Plot
- Spacious & Versatile Family Accommodation
- Four Double Bedrooms
- Three Bathrooms - Two En Suite
- Wrap Around Lawned Gardens
- Excellent Potential Throughout
- No Forward Chain

Set within the picturesque village of Irby and occupying an impressive corner plot of approximately a quarter of an acre, this individual four bedroom period home offers substantial and highly versatile accommodation, with excellent potential for a new owner to make it their own.
The property is entered through a bright sunroom, leading into the main entrance hall. The ground floor includes a traditional fitted kitchen and a comfortable lounge with an adjoining dining area, providing generous space for everyday living and entertaining.
A particularly useful feature is the fourth double bedroom, positioned on the ground floor and served by its own en suite shower room. From here there is also access to an additional loft room, adding further flexibility for storage, hobbies or occasional use. The ground floor also includes a utility room, separate cloakroom/WC and a dedicated boiler/store room.
Upstairs are three further double bedrooms. The main bedroom has its own generously proportioned en suite bathroom, while the remaining bedrooms are served by a similarly spacious family bathroom.
While the interior would lend itself to some updating, the proportions, flexibility and individual character provide an excellent basis from which to create a particularly appealing village home.
Outside, the generous corner plot features well maintained gardens wrapping around the property and laid predominantly to lawn. A gravelled driveway provides ample off-road parking, while the open aspect towards the horse paddocks opposite further enhances the setting.
The property is ideally placed for village life and nearby rural walks, while the A46 provides straightforward access into Grimsby town centre within minutes. The property has owned solar panels.
Offered for sale with no forward chain.





LOUNGE
17'10" x 12'11" (5.44 x 3.94)

DINING AREA
10'7" x 9'8" (3.25 x 2.97)

UTILITY
7'3" x 5'7" (2.23 x 1.72)

SUN ROOM
10'5" x 9'10" (3.18 x 3.00)

KITCHEN
13'0" x 9'10" (3.97 x 3.00)

WC
5'8" x 2'9" (1.73 x 0.86)

STORE/BOILER ROOM
5'10" x 4'6" (1.80 x 1.39)

BEDROOM 4
15'7" x 11'6" (4.75 x 3.53)

EN SUITE
10'7" x 5'8" (3.24 x 1.74)

FIRST FLOOR

BEDROOM 1
12'11" x 9'10" (3.96 x 3.00)

EN SUITE
10'5" x 8'3" (3.19 x 2.52)

BEDROOM 2
12'11" x 10'4" (3.94 x 3.17)

BEDROOM 3
10'9" x 9'8" (3.28 x 2.97)

BATHROOM
10'4" x 5'4" (3.15 x 1.65)

TENURE
FREEHOLD

COUNCIL TAX
E

TOTAL FLOOR AREA : 1761 sq.ft. (163.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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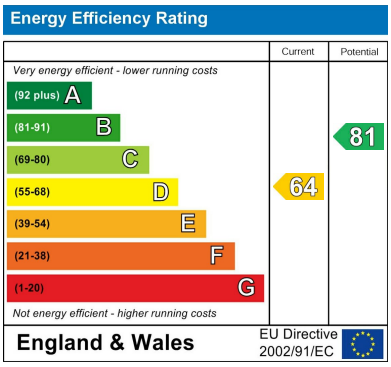

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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