



## 3 Riby Church Hill Riby, Grimsby, North East Lincolnshire DN37 8NX

Tucked away in the charming village of Riby just a short distance from the bustling port town of Grimsby, this delightful two-bedroom cottage offers a peaceful rural lifestyle while remaining conveniently connected. Riby is known for its tranquil surroundings, open countryside and friendly community feel, making it an ideal setting for those seeking a quieter pace of life. Despite its idyllic location, the property benefits from excellent access to nearby road networks, including the A18, providing straightforward links to the wider motorway system and surrounding towns and cities.

Families are well catered for with a selection of respected schools in the surrounding area, including Riby Primary School and secondary options such as Caistor Grammar ,Healing School and Tollbar Academy all within easy reach. The cottage itself presents a fantastic opportunity for buyers looking to put their own stamp on a property. Requiring a scheme of modernisation, it already benefits from oil-fired central heating and uPVC double glazing. The accommodation briefly comprises an entrance hall, a kitchen diner, lounge, and a ground floor bathroom. To the first floor are two well-proportioned double bedrooms. Externally the property enjoys a small courtyard-style garden to the front with two brick-built outbuildings and a traditional coal store along with a lawned area and bin storage. To the rear is a generously sized garden enclosed by picket fencing, mainly laid to lawn and featuring raised planting beds ideal for keen gardeners or those looking to create their own outdoor haven. Offered to the market with no forward chain, this is a rare opportunity to acquire a characterful cottage in a sought-after village location with excellent potential.

**Chain Free £155,000**

- VILLAGE LOCATION
- SEMI DETACHED COTTAGE
- IN NEED OF GENERAL MODERNISATION
- SCOPE FOR EXTENDING
- KITCHEN
- LOUNGE
- BATHROOM (GROUND FLOOR)
- TWO BEDROOMS
- LARGE REAR GARDEN
- NO FORWARD CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### ENTRANCE

Accessed to the property is via a half glazed uPVC door to the front.

### HALLWAY

The inner hallway houses the oil boiler and has original wooden connecting doors leading to the further accommodation.



### KITCHEN

14'7" x 13'1" (4.46 x 4.01)

The kitchen benefits from a range of cream fronted wall and base units with contrasting worksurfaces and tiled splash backs incorporating a stainless steel sink and drainer with ample space for a cooker and automatic washing machine. Further space for a freestanding fridge freezer. Finished with dual aspect uPVC double glazed window, radiator and large storage cupboard.



### KITCHEN



## KITCHEN



## LOUNGE

14'7" x 13'1" (4.46 x 4.01)

This bright and well-proportioned lounge offers a blank canvas for buyers looking to create a cosy yet stylish living space. A charming feature archway adds character and subtly frames the internal layout, while the open fireplace provides an attractive focal point, ideal for reinstating as a working fire or enhancing as a decorative feature. Natural light filters in through the window, complemented by a glazed external door which adds to the room's airy feel. A further internal door leads to the enclosed staircase, providing access to the first floor. In need of finishing touches, the room presents an excellent opportunity to personalise and add value.



## LOUNGE



## LOUNGE



### **BATHROOM (GROUND FLOOR)**

6'6" x 6'5" (1.99 x 1.98)

Benefitting from a white three piece suite comprising of; Bath with hand shower attachment, pedestal hand wash basin and low flush wc. Finished with tiling to the splashback areas, radiator and a uPVC double glazed window to the side aspect.



### **STAIRCASE**

Returned staircase leading to the first floor.



### **BEDROOM ONE**

15'0" x 12'6" (4.59 x 3.83)

The largest of the two bedrooms has a uPVC double glazed window overlooking the rear garden, solid wood flooring, radiator and built in storage cupboard/wardrobe.



### **BEDROOM ONE**



## BEDROOM TWO

15'1" x 6'3" (4.60 x 1.92)

The second double bedroom is to the front aspect with a uPVC double glazed window and radiator.



## OUTSIDE

### THE REAR GARDEN

The rear garden is a fabulous size ideal for a budding gardener with its picket fencing, raised planting beds ideal for vegetables the garden is mainly laid to lawn with a gravelled patio area and mature trees planted.



### THE REAR GARDEN



### SIDE OF THE PROPERTY

There is a further lawned area to the side of the property which would allow further scope to extend the property (Appropriate planning consent needed).



### **COURTYARD**

The low maintenance courtyard provides a small retreat from the property with access to the out houses.



### **FRONT ASPECT**

The front aspect of the property has a lawn area with three brick built outhouses one being the coal store and a further area for bins.



### **REQUIREMENTS**

Prospective purchasers should note that a new septic tank will need to be installed within the first year of ownership, offering an opportunity to upgrade the drainage system to modern standards.

### **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - A

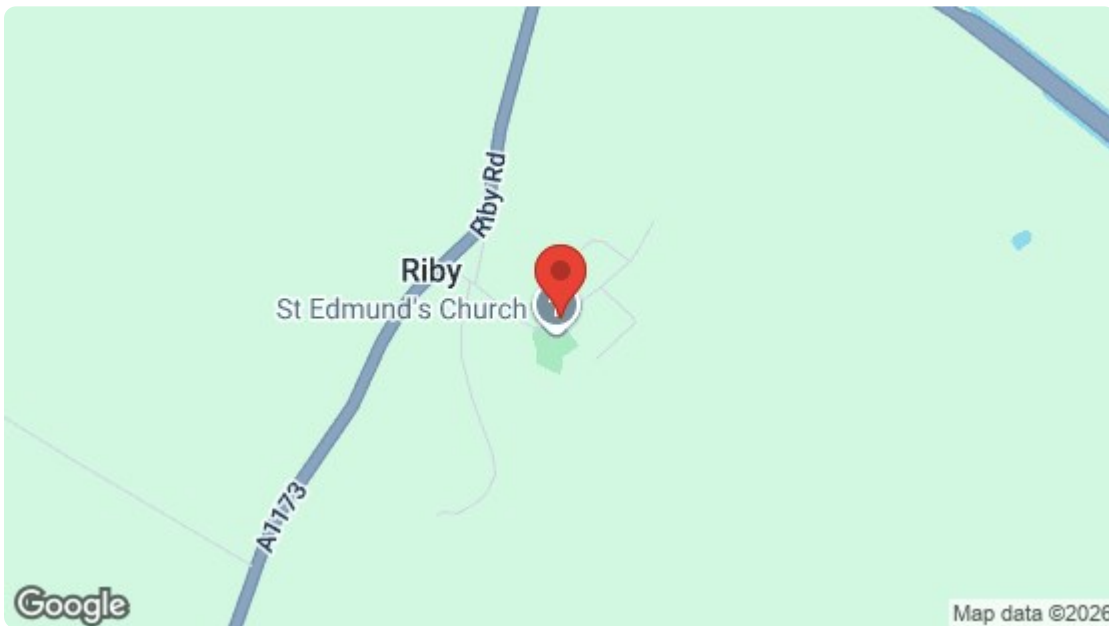
EPC -



### **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.