



Lamberts Lane, Ossington



3



2



1

Asking Price £425,000



Key Features

- Delightful Barn Conversion
- Three Double Bedrooms
- Ensuite Bathroom, Shower Room & W/C
- Gorgeous Open Plan Dining Kitchen
- Large Dual Aspect Lounge
- Landscaped Gardens
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





Enjoying a delightful rural location with attractive open views, 'Field View Cottage' is a magnificent barn conversion located on the outskirts of the village of Ossington and boasts a range of gorgeous features to include vaulted ceilings and exposed brick work. This home has been presented to the highest of standards, both internally and externally, and represents a home that is ready to move straight into.

The barn's accommodation comprises: porch, utility/WC, entrance hallway, large dual aspect lounge with French doors, vaulted ceiling and a feature multi fuel burning stove, marvellous dining kitchen, again with a vaulted ceiling, French doors, the kitchen benefits from Silestone work surfaces, central island, integrated dishwasher and provision for an electric range cooker. Back from the entrance hall, there is a shower room and three DOUBLE bedrooms, one of which having a quality ensuite bathroom.

Outside, the property is approached with a field gate entrance which opens through to a gravelled driveway offering off street parking for ample vehicles. The driveway extends round to the double timber framed car port. The main garden has been beautifully landscaped to include a variety of areas, including a generous paved entertaining area, vegetable garden, pond, summer house and wild garden. A second field gate can also give access to the main garden. There is also a wonderful south facing enclosed courtyard garden to the rear, with a paved seating area and a variety of plants/shrubs. Other features of this home include oil fired central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Porch 9'0" x 5'2" (2.7m x 1.6m)

Utility/WC 8'11" x 3'0" (2.7m x 0.9m)

Entrance Hall 30'8" x 4'2" (9.3m x 1.3m)
maximum measurements

Lounge 16'9" x 16'8" (5.1m x 5.1m)

Dining Kitchen 20'5" x 16'7" (6.2m x 5.1m)

Bedroom One 13'1" x 9'5" (4m x 2.9m)

Ensuite Bathroom 10'2" x 7'4" (3.1m x 2.2m)

Bedroom Two 16'8" x 10'3" (5.1m x 3.1m)

Bedroom Three 12'0" x 10'3" (3.7m x 3.1m)

Shower Room 10'0" x 5'6" (3m x 1.7m)
maximum measurements

Car Port 16'8" x 16'3" (5.1m x 5m)





Agent's Note

There is an unadopted road/lane to the property. For further details please contact the office.

Services

Oil fired central heating. Mains electricity and water are connected. Drainage is by way of septic tank.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

FURTHER MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - 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 a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

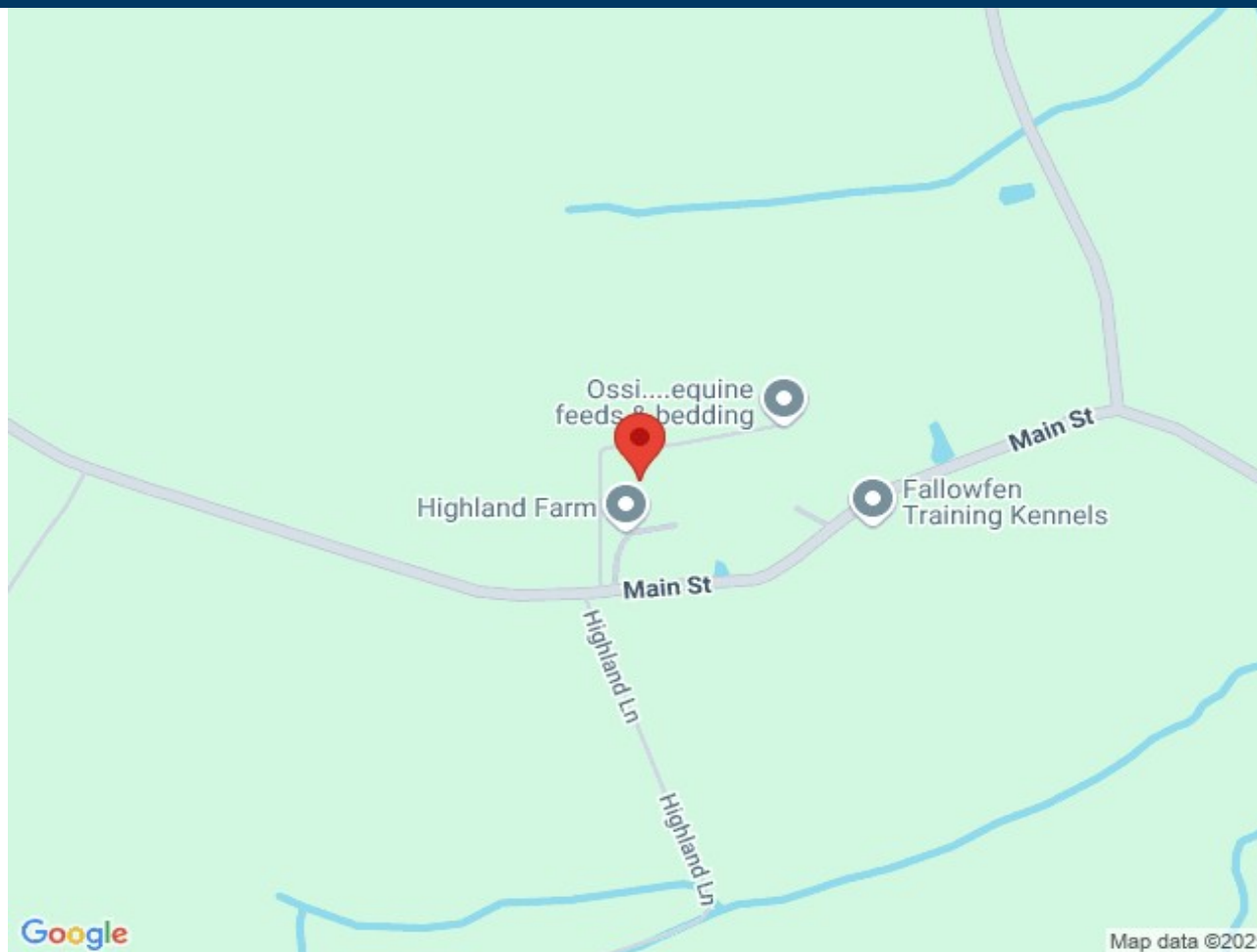
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		