



Roselea, Main Street

Osgodby, Market Rasen, LN8 3TA

£245,000

Situated in a generous plot, 'Roselea' is a sizeable two double bed roomed detached bungalow also benefitting from a large driveway, Detached Garage and wraparound gardens enjoying superb open rural views to the rear elevation. This most welcoming home also features an LPG heating system, uPVC double glazing to all windows and external doors, Entrance Hallway, Lounge, Breakfast Kitchen, Conservatory, Two Double Bedrooms and modern Bathroom with jacuzzi bath. An early viewing is highly recommended!





SERVICES

Mains electricity and water. Septic tank drainage. LPG heating.

EPC RATING – E.

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading north out of Market Rasen via George Street (B1202) which then leads onto Caistor Road (A46) continue for approx. 2 miles. At the crossroads, turn left onto Top Road (A1103) and continue for approx. 1 mile leading onto Main Street, continue past and the property can be found on the right hand side, tucked back from the lane down its own driveway.

LOCATION

Osgodby is a picturesque and popular village having a Village Hall and Primary School - also including Nursery and Pre-School (OFSTED Graded 'Good') and is situated approximately 4 miles from the larger well serviced Town of Market Rasen.



The village has a lovely community feel and offers many events/clubs at the Village Hall and also has a Bowls Club and Playing Field with play equipment. The nearby 'Hill House Equestrian Centre and Livery' on Sand Lane, Osgodby is another noteworthy feature for equine enthusiasts which features regular show jumping, dressage events and training sessions and has both indoor and outdoor arena hiring facilities.

ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door, radiator, coving to ceiling, access to loft with light point and cupboard housing the central heating boiler, radiator and shelving.

LOUNGE

16' 0" x 12' 11" (4.88m x 3.95m) With an attractive fireplace surround with LPG inset fire, concealed radiator, laminate flooring, coving to ceiling and uPVC windows to front and side elevations.

BREAKFAST KITCHEN

11' 5" x 11' 1" (3.50m x 3.40m) Fitted with a comprehensive range of maple effect wall, base units and drawers with roll edge work surfaces over and complementary deep ceramic tiled splashbacks, built-in electric base oven and four ring electric hob with extractor fan over, 1½ bowl sink unit and drainer, ceramic tiled floor, uPVC window to the front elevation, radiator and door to the Conservatory.

CONSERVATORY

10' 5" x 7' 0" (3.20m x 2.15m) Being of brick and uPVC construction beneath a polycarbonate type roof, ceramic tiled floor, radiator and door to the side elevation.

BEDROOM ONE

11' 5" x 11' 4" (3.50m x 3.47m) With radiator and uPVC window to the rear elevation.

BEDROOM TWO

11' 4" x 9' 8" (3.46m x 2.97m) With radiator and uPVC window to the rear elevation enjoying open views over fields.

FAMILY BATHROOM

With white suite to comprise of Jacuzzi bath with direct feed over bath shower and side splash-screen, vanity wash hand basin and WC, radiator, ceramic tiled walls, ceiling extractor fan and obscured uPVC window to the rear elevation.

OUTSIDE

The property is tucked away off Main Street and is approached via a gravelled driveway affording generous vehicle parking facilities with a turning area. The driveway continues down one side and provides access to the Detached Garage with an up and over door, power, light, cupboards, work surfaces and pedestrian access door to the rear. The rear gardens include lawned areas, greenhouse, a chicken run and provide most pleasant views over open countryside.





DETACHED GARAGE

11' 1" x 18' 8" (3.38m x 5.71m) Having side courtesy door, up and over door, window to the side elevation, eaves storage, power and lighting.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

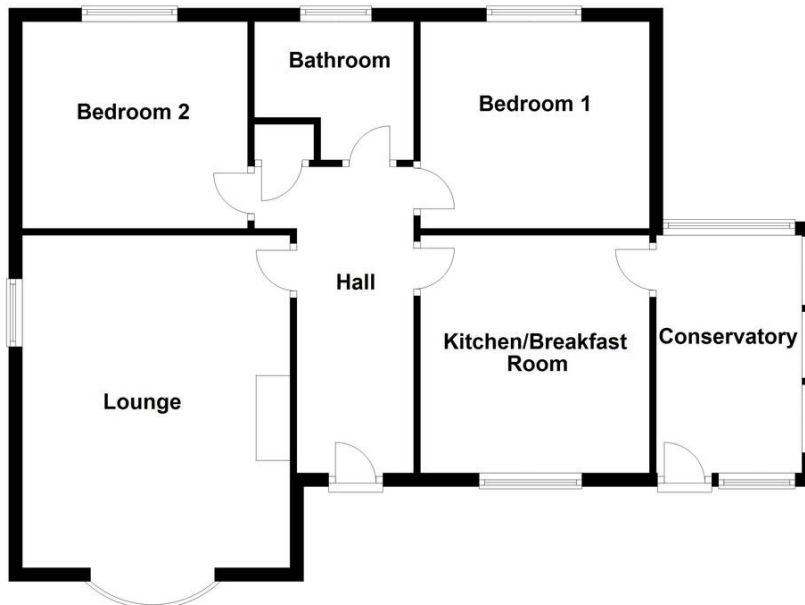
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Ground Floor



For illustration purposes only.
Plan produced using PlanUp.

Roselea, Main Street, Osgodby

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www.mundys.net

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

