



Trevithian, Washdyke Lane, Osgodby

Market Rasen, LN8 3PB

Offers Over £475,000

Presenting a spacious family home in a quiet non-estate setting, this detached three-storey house offers flexible living accommodation including five Double Bedrooms (one currently being used as a Home Office) with the superb Main Bedroom having fitted wardrobes and an En-Suite. The interior includes a Lounge, Dining Room/Family Room and an impressive open plan Living Kitchen Diner with a Utility Room off. There is the additional benefit of a Downstairs Shower Room. The property boasts a large in-and-out driveway with ample off-street parking and giving access to the detached Double Garage. There is a generous sized private rear garden with an open outlook. The property is also conveniently located within a short walk to the village primary school and offers good access into Caistor and Market Rasen. The property further benefits from being within the catchment area for Caistor Grammar School. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position it sits within this sought-after village location.





SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

EPC RATING – D

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 approx. 3 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.



DIRECTIONS

From Market Rasen, take the A46 North towards Caistor and then turn left onto Low Road where signposted to Osgodby. Proceed into the village of Osgodby and turn right onto Washdyke Lane where the property can be located on the right hand side.

ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed door and window to the front elevation, oak flooring, storage cupboard, radiator, stairs to the First Floor and spotlighting.

OPEN PLAN LIVING KITCHEN DINER

27' 4" x 11' 2" (8.33m x 3.4m), with UPVC double glazed windows to the front, side and rear elevations, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, composite sink and drainer, integral double oven, five ring induction hob with extractor fan over, integral dishwasher, space for a fridge freezer, LED lighting, spotlighting, two radiators and a Sonos speaker.

UTILITY ROOM

12' 0" x 8' 10" (3.66m x 2.69m), with UPVC double glazed door and window to the rear elevation, tiled flooring, work surface with plumbing and space for a washing machine, radiator and spotlighting.



LOUNGE

12' 6" x 12' 0" (3.81m x 3.66m), with UPVC double glazed sliding doors to the rear elevation, radiator and wall lighting.

FAMILY ROOM / DINING ROOM

12' 6" x 10' 0" (3.81m x 3.05m), with UPVC double glazed window to the front elevation, oak flooring and radiator.



SHOWER ROOM

7' 5" x 5' 9" (2.26m x 1.75m), with UPVC double glazed window to the side elevation, tiled flooring, tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, radiator and extractor fan.

FIRST FLOOR LANDING

With UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2

13' 9" x 10' 11" (4.19m x 3.33m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

13' 4" x 11' 2" (4.06m x 3.4m), with UPVC double glazed window to the front elevation and radiator.





BEDROOM 4

12' 0" x 10' 0" (3.66m x 3.05m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 5 / STUDY

9' 7" x 8' 10" (2.92m x 2.69m), with UPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

12' 0" x 10' 2" (3.66m x 3.1m), with UPVC double glazed window to the rear elevation, tiled flooring, tiled walls, suite to comprise of low level WC, double wash hand basin, bath and walk-in shower cubide, radiator and extractor fan.



SECOND FLOOR

BEDROOM 1

26' 1" x 14' 0" (7.95m x 4.27m), with two Velux windows to the rear elevation, built-in wardrobes, two radiators and Eaves storage.

EN SUITE

8' 6" x 5' 2" (2.59m x 1.57m), with part-tiled walls, vinyl flooring, spotlighting and suite to comprise of low level WC, wash hand basin and bath.

OUTSIDE

To the front of the property there is a large in-and-out block paved driveway providing ample off-street parking and a mature garden with a range of shrubs and trees. The driveway also gives access to the detached Double Garage with two electric doors and a side door into the rear garden. A gate from the front leads to the rear garden which is laid mainly to lawn with a patio seating area, raised vegetable plots, flowerbeds and a variety of shrubs and trees. There is also a further area to the side of the property which could be used for extra storage or caravan storage.





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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.

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