



**Briargate, Owmbly Road, Spridlington,  
Market Rasen, LN8 2DD**

**£525,000**

A fantastic four bedroom detached family home in the sought-after village of Spridlington, set back from the road on a generous plot. The property boasts spacious and well-presented accommodation featuring an Entrance Porch, Hall, Lounge with a multi-fuel burner, open plan Kitchen Diner with vaulted ceilings and beams and French doors to the rear garden, Utility Room, Family Room, Downs tairs WC, four Bedrooms, En-Suite to the Main Bedroom and a Family Bathroom. The property is within the catchment area for William Farr School and is conveniently situated within easy access to both Market Rasen and Lincoln. Outside a block paved driveway leads to a garage with an electric roller door and the rear enjoys open views over paddocks and has a paved patio area, lawned garden, shed and a Home Office/Cinema Room equipped with electricity and WiFi connectivity. Viewing of the property is essential to appreciate the accommodation on offer and the position it sits within this sought-after village location.



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**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**

Spridlington, nestled nine miles North of Lincoln and East of the A15, is a charming village renowned for its vibrant community spirit. Positioned conveniently, the village offers easy access to amenities in Welton a mere three miles South, boasting the acclaimed William Farr School among its offerings. With Lincoln a short nine-mile journey, residents can explore a wealth of shops, dining options, the university, and the historic Cathedral Quarter. For commuters, the M180 lies just 17 miles away, while Newark North Gate only 26 miles distant, presents a direct route to London Kings Cross in just one hour and fifteen minutes.



## ACCOMMODATION

### PORCH

With composite door, UPVC double glazed windows and tiled flooring.

### HALL

With timber door, solid wooden flooring, stairs to First Floor, radiator and cloak cupboard.

### W.C

6' 10" x 2' 10" (2.08m x 0.86m), with UPVC double glazed window, solid oak flooring, part-tiled walls, low level WC, wash hand basin and radiator.

### LOUNGE

17' 1" x 11' 9" (5.21m x 3.58m), with two UPVC double glazed windows, solid oak flooring, beamed ceilings, feature fireplace with multi-fuel burner and two radiators.

### KITCHEN

23' 0" x 12' 10" (7.01m x 3.91m), with UPVC double glazed double doors and windows to the rear garden, UPVC double glazed window, vaulted ceiling with beams, feature light fittings, fitted with a range of wall and base units with drawers and granite work surfaces over, Range cooker with five ring gas hob and extractor fan above, centre island with granite work surface, oak breakfast bar, 1½ stainless steel sink with mixer tap over, integrated dishwasher and microwave, space for a fridge freezer, radiator and understairs storage cupboard.

### DINING AREA

8' 10" x 7' 7" (2.69m x 2.31m), with UPVC double glazed window, fitted storage cupboards, solid oak floor and radiator.

### UTILITY ROOM

7' 8" x 6' 0" (2.34m x 1.83m), with UPVC double glazed window and door, solid oak flooring, fitted with a range of wall and base units with work surfaces over, tiled splashback, stainless steel sink with mixer tap over and plumbing/space for washing machine.

### FAMILY ROOM

17' 2" x 9' 0" (5.23m x 2.74m), with UPVC double glazed window, solid oak flooring and radiator.





#### FIRST FLOOR LANDING

With UPVC double glazed window, bannister rail and radiator.

#### BEDROOM 1

15' 9" x 11' 9" (4.8m x 3.58m), with UPVC double glazed window, fitted wardrobes and radiator.

#### EN-SUITE

7' 9" x 4' 5" (2.36m x 1.35m), with UPVC double glazed window, tiled flooring, tiled walls, low level WC, wash hand basin, fitted storage cupboards, walk-in shower, spotlighting, heated towel rail and extractor fan.



#### BEDROOM 2

13' 4" x 12' 1" (4.06m x 3.68m), with UPVC double glazed window and radiator.

#### BEDROOM 3

12' 10" x 8' 11" (3.91m x 2.72m), with UPVC double glazed window and radiator.

#### BEDROOM 4

11' 9" x 8' 4" (3.58m x 2.54m), with UPVC double glazed window, built-in wardrobe and radiator.



#### BATHROOM

8' 4" x 6' 5" (2.54m x 1.96m), with UPVC double glazed window, tiled flooring, tiled walls, low level WC, wash hand basin, fitted storage cupboards, bath with rainfall shower over, heated towel rail, spotlighting and extractor fan.

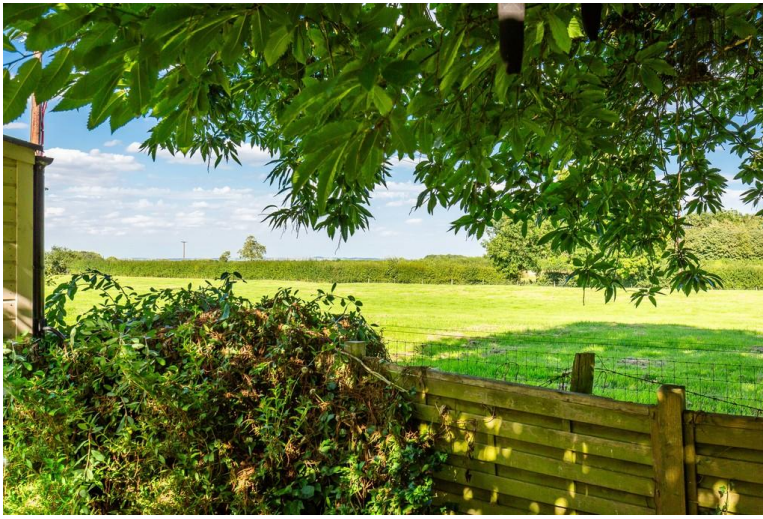
#### OUTSIDE

To the front of the property there is a lawned garden with flowerbeds and a paved driveway providing ample off-street parking with secure double gates and access to the integral garage. To the rear of the property there are further lawned gardens with open views to the rear, patio seating area, a range of plants, shrubs and trees and a detached summer house which is insulated and has a power supply, currently being used as a Home Cinema Room.



#### GARAGE

17' 11" x 8' 11" (5.46m x 2.72m), with UPVC double glazed window, electric roller door, oil-fired central heating boiler and hot water cylinder.



#### 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](http://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, Dale & Co and Gilson 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.

Coverings will be able to provide information and services they offer relating to removals. 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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**Ground Floor**  
Approx. 124.2 sq. metres (1336.6 sq. feet)



Total area: approx. 190.1 sq. metres (2046.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

**First Floor**  
Approx. 65.9 sq. metres (709.2 sq. feet)



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

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.