



## Tanglewood , Kirkby-cum-osgodby

Market Rasen, LN8 3PE



Book a Viewing!

**£230,000**

A spacious three bedroomed semi-detached house situated in this popular rural and quite location within the village of Kirkby-cum-osgodby, close to the village of Osgodby and within easy reach to the Market Town of Market Rasen. Internally the property is well-presented and offers accommodation to comprise of Hallway, Lounge with log burner and opening into a Kitchen Diner with double doors to the rear garden and the First Floor Landing leads to three Bedrooms and a Bathroom. Outside there is a driveway to the front providing ample off road parking, access to the side of property which leads to the a further off road parking area and the Detached Single Garage. There is a lawned garden to the rear with a patio area. The property is being sold with No Onward Chain.







#### **SERVICES**

Mains electricity, water and drainage. Oil Central Heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Kirkby-cum-Osgodby is a picturesque village situated approx 4 miles from Market Rasen and less than 1 mile from the larger village of Osgodby. 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.







## ACCOMMODATION

### HALL

With UPVC double glazed external door and UPVC double glazed window, radiator and stairs to the first floor.

### LOUNGE

16' 4" x 13' 0" (4.98m x 3.96m) With UPVC double glazed bay window, solid oak flooring, fireplace and surround with wood burner inset and radiator.

### KITCHEN/DINER

16' 8" x 11' 9" (5.08m x 3.58m) With UPVC double glazed external door, UPVC double glazed window and UPVC double doors, vinyl flooring, fitted with a range of wall, base units with work surfaces over and tiled splashbacks, integral double oven, four ring ceramic hob with extractor fan over, stainless steel sink unit and drainer with mixer tap, oil fired central heating boiler and radiator.

### WC

With vinyl flooring, low level WC, wash hand basin with tiled splashbacks, radiator and extractor fan.

### FIRST FLOOR LANDING

With access to the roof void.



### BEDROOM 1

14' 10" x 10' 5" (4.52m x 3.18m) With UPVC double glazed window and radiator.

### BEDROOM 2

13' 3" x 8' 2" (4.04m x 2.49m) With UPVC double glazed window and radiator.

### BEDROOM 3

9' 9" x 8' 2" (2.97m x 2.49m) With UPVC double glazed window and radiator.



### BATHROOM

10' 5" x 5' 11" (3.18m x 1.8m) With UPVC double glazed window, vinyl flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over with rainfall attachment, radiator, extractor fan and storage cupboard with a radiator.



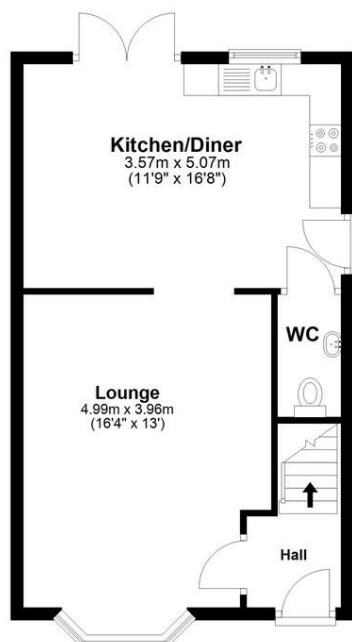
### OUTSIDE

To the front of the property there is a lawned garden and a gravelled driveway providing ample off road parking and giving access to a further off road parking area and the detached single garage. To the rear of the property there is a lawned garden with a patio seating area and raised planters.



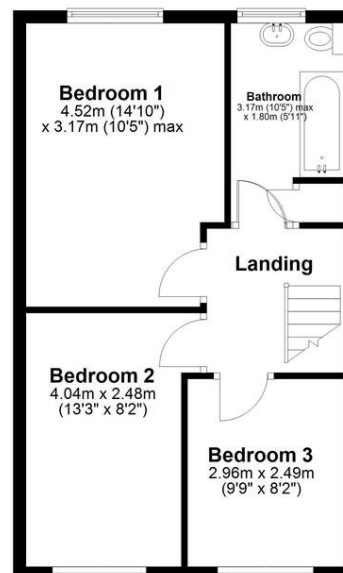
### Ground Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 88.0 sq. metres (947.3 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.

#### 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

Slits & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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