

***MILL LANE,  
OASBY NG32 3ND***



***The White Cottage***



***The Barn***

***New Price £425,000***

***A rare opportunity to purchase Two Detached Properties, offered to the market with No Forward Chain and located within this picturesque village between Sleaford and Grantham, situated on one plot. The properties benefit from Double Glazing and Oil Fired Central Heating with accommodation as follows:***

***Cottage - Having 19'4 Kitchen Diner, Lounge with bay window, Garden Room, Dining Area, Ground Floor Bedroom, Shower Room, Further Bedroom and W.C to the first floor.***

***Barn - Comprising Entrance Hall, Dining Room, Lounge, Utility Room, Boot Room, Ground Floor Cloakroom, Two Double Bedrooms & Family Bathroom.***

***Outside, the Cottage offers a Fully Enclosed Rear Garden which is East Facing and the Barn has a small Yard area to the side and to the front is a communal gravelled Parking Area providing Parking for a number of vehicles. Both the properties would benefit from some cosmetic updating, however, offer a unique opportunity for two families to live close together or for one property to be used as a holiday let and, as such, early viewing is recommended.***

**Location:**

*With easy access to both Wilsford and Osbournby, Oasby is a small village with a public house.*

**Directions:**

*Travelling out of Sleaford on the Grantham Road, at the roundabout take the first exit on to the A15 signed Peterborough and take the third turning on the right towards Swarby. Proceed through the villages of Swarby and Culverthorpe and enter the village of Oasby where the properties are located on the right hand side as indicated by our 'For Sale' board.*

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**The White Cottage:**

*Timber entrance door provides access to the:*

**Kitchen Diner: 5.89m (19'4") x 2.62m (8'7")**

*Having a range of matching wall and base units with worktop over, single drainer inset stainless steel sink with mixer tap, double eye level electric oven, inset four ring electric hob with cooker hood over, integrated fridge freezer integrated dishwasher, space and plumbing for washing machine, tiled floor, tiled splashbacks, sliding patio door to the front, store cupboard housing the oil central heating boiler and radiator.*

**Reception Hall:**

*Having smoke alarm and airing cupboard.*

**Lounge: 5.44m (17'10") x 4.19m (13'9")**

*Having feature stone built fireplace, bow window, two wall light points and radiator.*



**Dining Area: 3.58m (11'9") x 2.59m (8'6")**

*Having radiator.*



**Bedroom 2: 3.58m (11'9") x 2.67m (8'9")**

*Having radiator.*



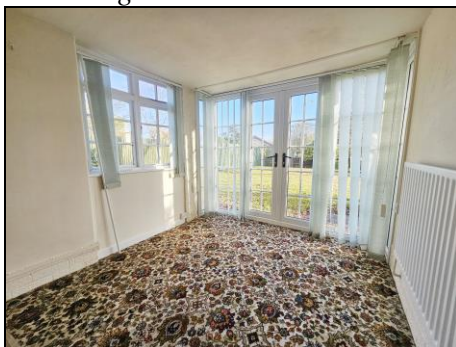
**Shower Room:**

*Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, double shower cubicle withy electric shower, chrome towel radiator and tiled floor.*



**Garden Room: 2.64m (8'8") x 2.46m (8'1")**

*Having radiator and French doors to the rear garden.*



*Stairs from the Reception Hall provide access to the First Floor Landing having built-in double wardrobe.*

**Bedroom 1: 3.96m (13'0") x 3.78m (12'5") max**

*Having airing cupboard and access to two separate eaves storage areas.*



**Separate W.C:**

*Having close coupled w.c, pedestal hand washbasin with mixer tap and tiled splashbacks.*

**Outside:**

*The Rear Garden is fully enclosed and predominantly laid to lawn with a patio area, a variety of decorative mature shrubs, hedging and trees with a timber shed to the side of the property.*



**Council Tax Band D.**

GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.

1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### ***The Barn:***

*A timber door provides access to the **Entrance Hall** having smoke alarm and radiator.*



***Dining Room: 3.05m (10'0") x 2.46m (8'1")***

*Having radiator.*



***Lounge: 4.47m (14'8") x 2.62m (8'7")***

*Having radiator.*



***Utility Room: 2.18m (7'2") x 2.16m (7'1")***

*Having base unit with worktop over, single drainer inset sink with pillar taps, floor mounted oil central heating boiler and an arch to the*



***Boot Room Area: 3.17m (10'5") x 2.16m (7'1") max***

*Having side entrance door and work bench.*

***Separate W.C.***

*Having close coupled w.c, and corner hand washbasin with pillar taps.*

*Stairs from the Entrance Hall provide access to the First Floor Landing having Velux window.*

***Bedroom 1: 5.23m (17'2") x 4.83m (15'10")***

*Having loft access and radiator.*



***Bedroom 2: 5.44m (17'10") x 2.18m (7'2")***

*Having loft access and radiator.*



***Bathroom:***

*Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over, radiator and extractor fan.*

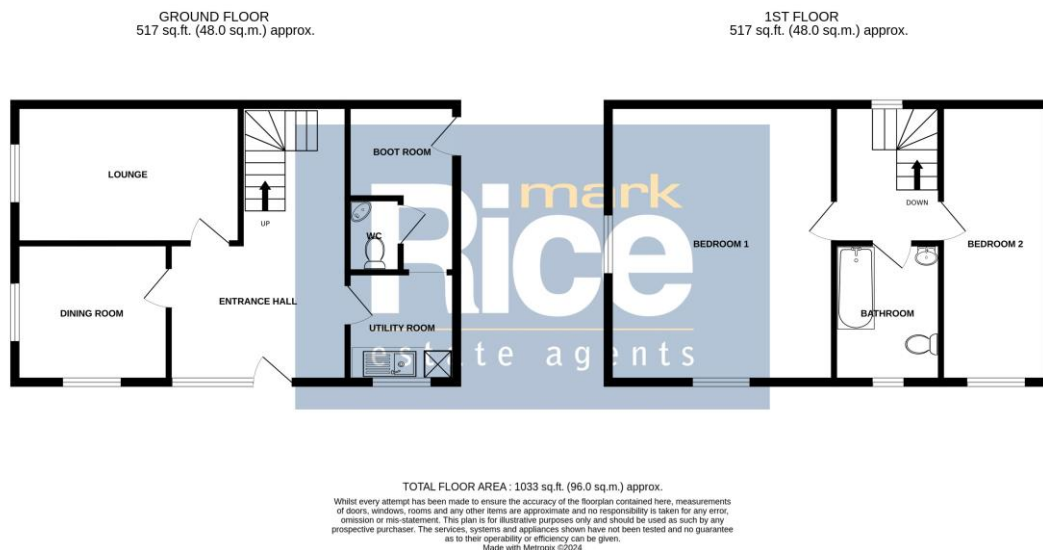


***Outside:***

*There is a small **Courtyard area** to the side of the building which is laid to patio and gravel for ease of maintenance. To the front of both properties, the site is accessed by a five bar timber gate and is laid predominantly to gravel for Ample Parking and ease of maintenance and is fully enclosed by mature hedging.*



*Council Tax Band C.*



*Agent's Note 1:*      *The vendor informs us both properties are on a private soakaway and have a shared septic tank. There is mains drainage in the village so there may be the potential to connect these properties to that.*

*The water supply is shared between both properties but they each have their own electricity supply. They also have their own oil tanks and boilers.*

*The hot water tap in the White Cottage is not connected.*

*Agents Note:*      *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings:*      *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003:*      *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 22/03/2024*

**Viewing Strictly by Appointment With Mark Rice Estate Agents**  
**Telephone 01529 414488**