



The Paddocks
Moor Road, North Owersby,

BROWN & CO JH Walter



The Paddocks, Moor Road, North Owersby, Lincolnshire, LN8 3PR

High specification detached eco family home situated on a large non-estate plot in a peaceful rural location.

The property benefits from air source heat pump, solar panels, battery storage, an inverter, boost system and underfloor heating to the ground floor.

Spacious living accommodation comprises briefly of an entrance hall, stunning open-plan kitchen / dining room with integrated appliances, utility, living room, bedroom and shower room to the ground floor, along with master bedroom with dressing room and en-suite, two further bedrooms and bathroom to the first floor.

Outside to the front gated access leads to an extensive driveway providing parking for several vehicles and an open garage. To the rear is a large Indian sandstone paved patio area, large lawn, raised beds, summerhouse/greenhouse with laurel hedged perimeter.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, stairs rising to first floor, porcelain tiled flooring.

Kitchen / Dining Room

Bi-folding doors opening to rear patio, porcelain tiled flooring, wood burning stove, bespoke fitted Wren kitchen with worktops, matching base and eye level storage units, island, one and a half Blanco ceramic drainer sink, Zanussi induction hob with extractor over, Zanussi oven and microwave, wine cooler, integrated AEG dishwasher, American style fridge freezer.

Utility

Side entrance door, double glazed windows to front and side, porcelain tiled flooring, Belfast sink, spaces for washing machine and fridge freezer, plant room housing water cylinder and solar controls.

Shower Room

Double glazed window to side, WC, pedestal wash basin, shower cubicle, heated towel rail, tiled flooring and walls.

Living Room

Double glazed window to front, French doors opening to rear patio, electric fire.

Bedroom Four

Double glazed window to rear, porcelain tiled flooring.

First Floor

Landing

Bedroom One

Double glazed window to rear, dressing room, radiator.

En Suite

Velux window, heated towel rail, pedestal wash basin, WC, corner shower cubicle, tiled flooring.

Bedroom Two

Velux window, radiator.

Bedroom Three

Velux window, radiator.

Bathroom

Velux window, heated towel rail, WC, vanity wash basin, bath with wall mounted shower unit over, tiled flooring and splash backs.

Outside

To the front gated access leads to an extensive driveway providing parking for several vehicles and space for a motorhome. There is an open garage to the front and to the rear a large Indian sandstone paved patio, large lawn, raised beds, greenhouse/summerhouse, laurel hedged perimeter and security lighting.

Property Features

- The property has a 7 year PCC Certificate
- Air source heat pump
- Thermostat controls in every room
- Biotech drainage system
- Solar panels
- Battery storage



- Invertor
- Boost System
- Outside lighting and security lights
- Under floor heating to the ground floor, radiators to first floor.
- Burglar alarm

AGENT'S NOTE

For more information on running costs please contact the selling agent.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is good mobile coverage from Three.

BROADBAND

We understand from the Ofcom website that standard broadband is available at this property with a max download speed of 12 Mbps and an upload speed of 1 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
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Energy performance certificate (EPC)

<p>The Paddocks Moor Road North Owersby MARKET RASEN LN9 5PR</p>	<p>Energy rating</p> <h1 style="font-size: 2em; margin: 0;">B</h1>	<p>Valid until: 14 January 2034</p> <p>Certificate number: 5034-0839-2300-0065-3296</p>
Property type		Detached house
Total floor area		194 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

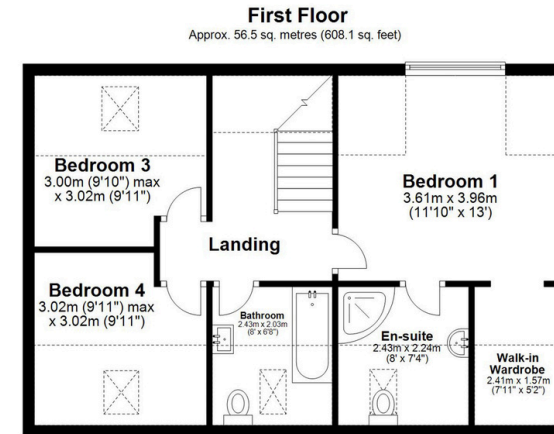
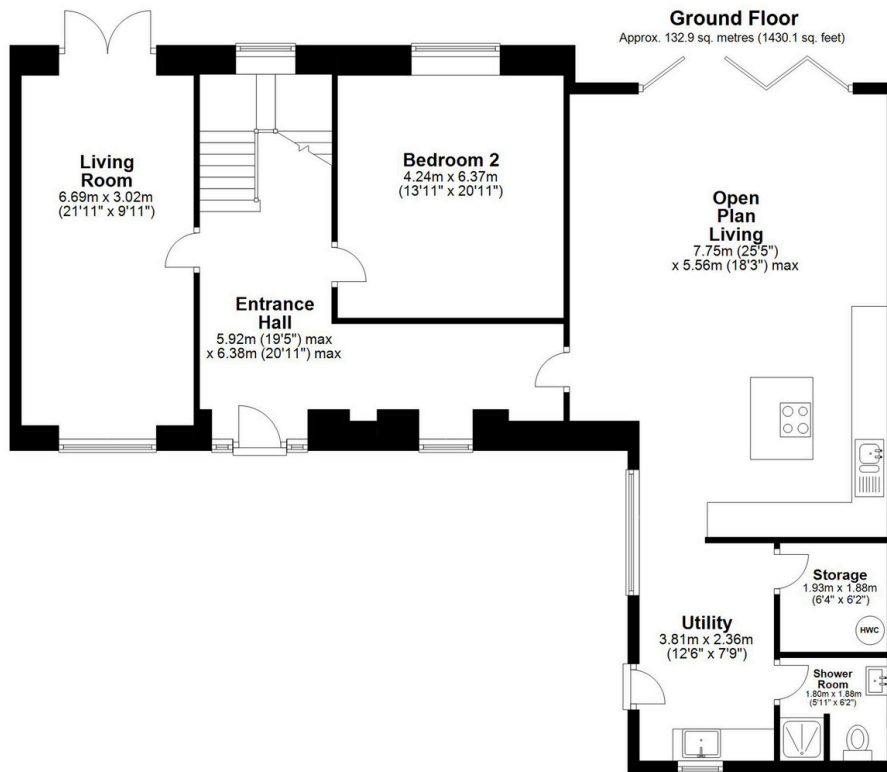
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.









Total area: approx. 189.4 sq. metres (2038.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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The Paddocks, North Owersby

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