



- NO ONWARD CHAIN
- Modernised Detached Bungalow
- Open Views To Rear Aspect
- 2 Bedrooms (Formerly 3)
- Spacious 18'0" Lounge & Separate Dining Room
- Kitchen & Utility Room
- En-Suite & Family Bathroom
- Larger Than Average Garage
- 100ft South-Facing Garden
- In & Out Driveway & Room Numerous Cars

Somersby, Church Lane, Owmbly-By-Spital, LN8 2HN
£350,000



Starkey&Brown is delighted to offer for sale this charming detached bungalow in the village of Owmbly-By-Spital. Enjoying a large but easily maintainable south-facing rear garden with open views to rear aspect. The property has been completely modernised by the current vendor to a very high standard and tastefully decorated throughout. When the current vendor first brought this property it was a 3 bedroom detached bungalow. This is now a 2 bedroom detached bungalow with a study/office area.

Additional accommodation comprises of a spacious 18ft lounge with arch through to separate dining room and patio doors leading through to a conservatory overlooking the rear garden and views beyond.

There is also a kitchen and utility room and the 2 bedrooms. One has an en-suite to the master, fitted wardrobes and chest of drawers. The other is a double bedroom. There is also a separate bathroom and a good sized entrance hallway with generous amounts of storage.

Outside there is an 'in and out' curved block paved driveway, a larger than average garage measuring some 17'1" x 9'8" with remote control roller shutter doors. The rear garden has a paved patio area is predominantly laid to lawn and is south-facing with open views to rear aspect.

To truly appreciate this property's condition and location in this idyllic village an internal inspection is essential. Call today to view. Council tax band: D. Freehold.

Owmbly-by-Spital

Nestled in the picturesque Lincolnshire countryside, Owmbly-by-Spital is a charming village offering a serene rural lifestyle. Located approximately 12 miles north of Lincoln and 7 miles west of Market Rasen, this quaint community provides an idyllic retreat from the hustle and bustle of city life.

At the heart of the village stands the historic St. Peter's Church, a testament to architectural heritage with its 12th-century arcade and distinctive leaf-carved capitals. The church's rich history is reflected in features such as the ancient font, believed to be Saxon in origin.

For everyday conveniences, the neighbouring village of Normanby-by-Spital, just a short stroll away, offers additional amenities including a primary school, a post office, a store, and The Bottle and Glass public house.

Surrounded by rolling hills and fields, Owmbly-by-Spital provides a tranquil environment, making it an ideal location for those seeking a peaceful village lifestyle within reach of larger towns and cities.



Front door into:

Entrance Hallway

11' 3" x 6' 3" (3.43m x 1.90m)

Having a generous amount of storage areas and door through to:

Study/Office Area

11' 0" max x 8' 6" max (3.35m x 2.59m)

Having a bay window to front aspect and a double radiator. Doors through to lounge and kitchen.

Lounge

18' 0" x 14' 5" max (5.48m x 4.39m)

Having a recently fitted cast-iron log burner with slab hearth and solid wood sleeper over, archway through to dining room, double glazed sliding patio doors leading through to conservatory and a radiator.

Dining Room

13' 0" x 10' 0" (3.96m x 3.05m)

Having double radiator and double glazed patio sliding doors leading to rear garden patio. Door through to:

Kitchen

10' 0" x 10' 0" (3.05m x 3.05m)

Having a range of built-in wall and base unit with rolled edged worktops surfaces incorporating cupboards and drawers, one and a half stainless steel sink and a single drainer unit, built-in 4 ring induction hob and an eye level oven, plumbing for dishwasher and space for fridge freezer. Tiled flooring and recessed spotlights to ceiling and uPVC window to front aspect. Door through to:

Utility Room

9' 9" x 6' 4" (2.97m x 1.93m)

Having stainless steel sink with single drainer unit, cupboard below, plumbing for washing machine, complimentary tiling to walls and flooring, uPVC window to front aspect, built-in pantry cupboard, uPVC door to side aspect and a freestanding oil fired central heating Worcester Bosch boiler.

Bedroom 1

14' 4" max 12'0" min x 11' 5" (4.37m x 3.48m)

Having a range of built-in wardrobes and chest of drawers, a double radiator, uPVC dual aspect windows to side and rear aspects. Door through to:

En-Suite

7' 0" x 4' 4" (2.13m x 1.32m)

Having a 4 piece suite comprising of corner tiled shower cubicle with mains fed shower inset, wash hand basin, low level flush WC and a bidet. Fully tiled walls and flooring, stainless steel heated towel rail and uPVC frosted window to side aspect.

Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m)

Having a range of fitted full length wardrobes, double radiator and uPVC window.

Bathroom

7' 0" x 5' 5" (2.13m x 1.65m)

Having a panelled bath with mains fed shower over and a curved shower shield, vanity sink unit incorporating wash hand basin, low level flush WC with storage units below, fully tiled walls and flooring, stainless steel heated towel and uPVC frosted window.

Conservatory

13' 5" x 10' 4" (4.09m x 3.15m)

Having a brick built base with uPVC windows, a tri-fold doors leading onto rear garden, tiled flooring and ceiling fan with light.

Garage

17' 1" x 9' 8" (5.20m x 2.94m)

Having remote roller shutter doors.

Outside Front

There is an 'in and out' curved block paved driveway providing ample parking for various cars.

Outside Rear

Having a block paved patio area and an extensive south-facing lawned rear garden with open views.



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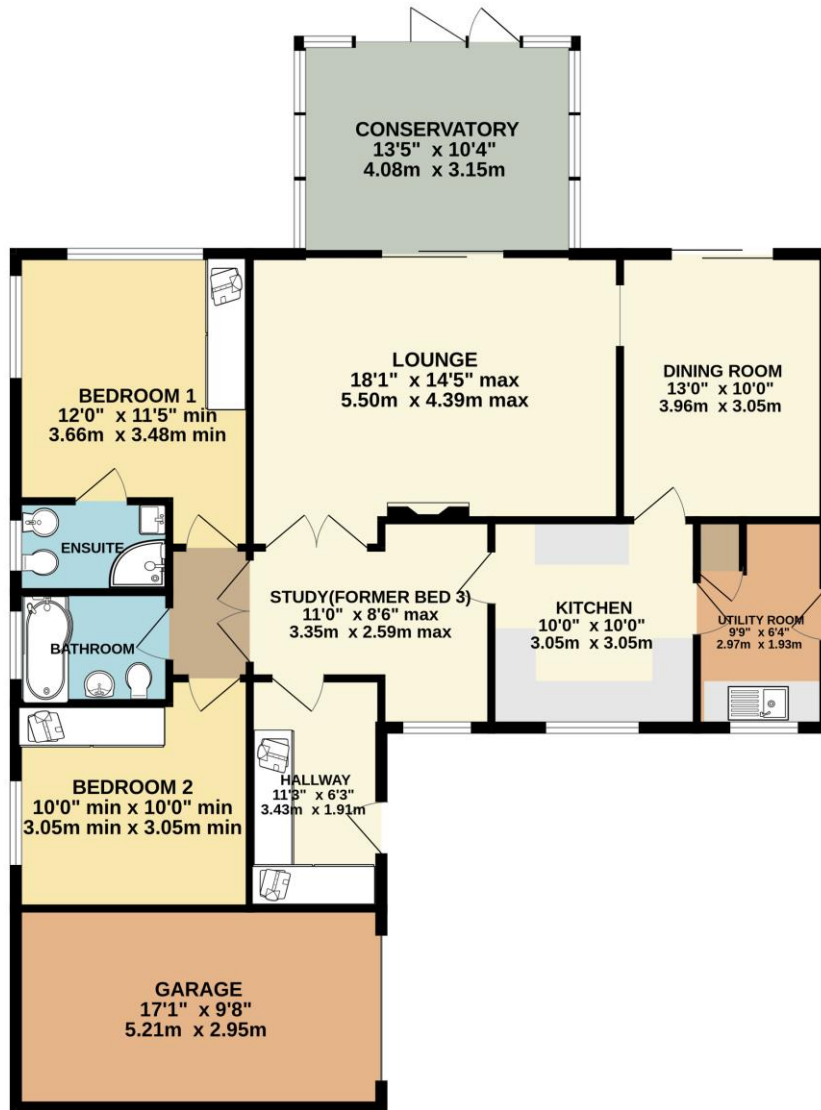


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GROUND FLOOR
1375 sq.ft. (127.7 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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