



Main Street, Kirkby-cum-Osgodby, Market Rasen

Asking Price £235,000



Extended three bedroom link-detached bungalow occupying a generous plot within the pleasant rural hamlet of Kirkby-cum-Osgodby in the Lincolnshire Wolds. Positioned approximately 5 miles from the well served town of Market Rasen, this property is offered for sale with no onward chain. The property would benefit from modernisation and briefly comprises internally of an entrance hall, kitchen, living room, three bedrooms, study, bathroom and cloakroom.

Kirkby-cum-Osgodby has a village church with the primary school being located in Osgodby nearby. Market Rasen boasts plentiful amenities to include schooling, shops, post office, restaurants and more.

EPC Rating - E
Council Tax Band - B
Tenure - Freehold

Entrance Hall

Partially glazed door and side panel, vinyl flooring, radiator, pendant fitting, Drayton heating timer and a double door storage cupboard.

Kitchen

10'11" x 7'7"

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted double oven and LPG gas hob, space and plumbing for a washing machine with further space for a fridge freezer. PVC windows to the front and side, vinyl flooring and a light fitting.



Living Room

18'2" x 11'6"

PVC box bay window to the front with a further side PVC window, carpet flooring, two light fittings, two radiators plus an electric feature fire with hearth and surround. LPG gas fire connection still present but capped off.

Hallway

Tiled flooring, airing cupboard housing the hot water cylinder, Honeywell thermostatic control, two pendant fittings, loft hatch access, radiator and a further slim storage cupboard. Partially glazed side door giving access to the garden.

Bedroom

8'10" x 7'7"

PVC side window, carpet flooring, radiator and a pendant fitting.

Bedroom

10'9" x 10'4"

Patio doors for when rear, carpet flooring, radiator and a pendant fitting.

Shower Room

6'9" x 5'10"

Three piece suite comprising of a low level WC, pedestal wash basin and a double cubicle with mains thermostatic shower. Tiled flooring, radiator, light fitting and a side window.

Cloakroom

5'3" x 2'10"

Low level WC, wall mounted sink, tiled flooring, side window, light fitting and an electric towel heater.

Study

7'1" x 5'5"

Double glazed side window, tiled flooring, pendant fitting and a radiator.

Bedroom

14'11" x 8'9" (max measurements).

PVC bay window to the rear aspect, side double glazed round window, carpet flooring, radiator and a pendant fitting.

Garage

17'11" x 8'11"

Roller door to the front with a small window to the rear. Mains consumer unit housed along with the wall mounted Wall Star oil fired boiler. Water supply, light and power.

Outside

To the front of the property is a garden with laid lawn and planted borders, concrete turnaround driveway suitable for multiple vehicles to park off road. Gated access to the shared passage way leading to the rear garden.

The rear boasts a private and not over looked garden being mainly laid to lawn with planted borders. Paved patio and pathways, water supply and lighting. Shed is included within the sale.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Approximate total area⁽¹⁾
91.08 m²
980.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.