



## **The Rectory, Owmby Road, Spridlington, LN8 2DD**

- An impressive Detached House with delightful grounds of about 0.65 acre (0.26ha)
- 4 Double Bedrooms
- Conservation Area setting within this attractive Lincolnshire village
- 2 Reception Rooms plus Study
- Detached Garage
- Enormous potential
- Available with immediate vacant possession
- A rare opportunity
- Lincoln only 8 miles

The Rectory is of traditional brick and clay tiled construction and has a gross external area of about 250m<sup>2</sup>. The property offers well-proportioned accommodation including:

- Imposing Entrance Veranda and Reception
- Multiple Reception Rooms
- Kitchen with Breakfast Room off
- Ground Floor Cloakroom
- 4 Double Bedrooms
- Large Family Bathroom
- Tall ceilings and period features
- Oil central heating

Spridlington is an unspoilt rural village located just off the A15 about 8 miles north of the historic city of Lincoln and some 8 miles south-west of Market Rasen which lies on the edge of the Lincolnshire Wolds.

The Rectory is situated on the northern fringe of the village next to the grounds of Spridlington Hall and is only 2 miles off the A15.

#### Accommodation (room sizes approx. only)

#### Ground Floor

**RECEPTION HALL** (3.60m x 2.87m) with parquet herringbone wood block flooring, radiator and opening to inner hall with radiators and staircase off.

**SITTING ROOM** (3.95m x 4.56m) a dual aspect room with original tiled fireplace and radiator.

**STUDY** (3.63m x 3.67m) with original open fireplace, radiator and fitted book case. Double door to Conservatory

**CONSERVATORY** (3.76m x 2.93m) being double-glazed and with doors to Garden.

**DINING ROOM** (4.56m x 3.95m) having fireplace with oak surround and wood burning stove, radiator and dual garden outlook.

**KITCHEN** (3.75m x 3.35m) including base and wall cabinets with stainless steel sink, work tops, plumbing for dishwasher, radiator and side garden outlook.

**BREAKFAST ROOM** (2.52m x 2.45m) including oil central heating boiler.

**UTILITY** (3.00m x 2.00m) including base and wall storage cabinets, radiator and modern composite external door.

Large walk in shelved **PANTRY** with original meat safe.

**CLOAK ROOM** with toilet, vanity wash basin, radiator and under stairs storage.

#### First Floor

**LANDING** with front facing window

**BEDROOM 1** (4.55m x 3.95m including En-suite) with radiator, twin aspect garden views and En-suite area with wash basin and shower,

**BEDROOM 2** (4.56m x 3.96m) being dual aspect and with radiator.

**BEDROOM 3** (3.66m x 3.52m) with radiator, 2 built in wardrobes and doors to decorative balcony.

**BEDROOM 4** (3.75m x 3.00m) with cabinet wash basin, fitted wardrobes, radiator and communicating door to main bedroom.

**BATHROOM** (3.90m x 2.44m) including panelled bath, vanity wash basin, shower cubicle and radiator. Airing cupboard.

Separate **TOILET**.

#### THE GROUNDS

The house occupies mature gardens extending to about 0.65acre with sweeping gravel driveway leading to the detached brick and tiled single Garage.

The grounds include a number of mature trees some of which are subject to Tree Preservation Orders

#### SERVICES (not tested)

- Mains water and electricity.
- Drainage is to a shared private system (septic tank) located on neighbouring land.
- Oil fired central heating to radiators.

#### RESTRICTIVE COVENANTS

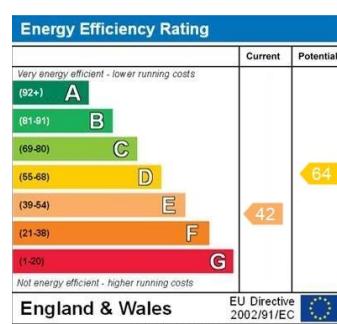
There is a restrictive covenant which prevents use of the property other than as a single private dwelling.

#### COUNCIL TAX

Band 'F' (on-line enquiry)

**TENURE** Freehold.

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684







Total area: approx. 212.7 sq. metres (2289.0 sq. feet)



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