



**Church Farm Cottage**  
North Owersby, Market Rasen, Lincolnshire. LN8 3PN

**BELL**





## Church Farm Cottage

### North Owersby

No Onward Chain! Church Farm Cottage is a spacious three-bedroom family home, South-facing, with gardens & off-road parking to a quiet, no through road position. Located opposite St Martin's Church, the property is within six miles of the full range of services and amenities found in Market Rasen.

Accommodation comprises: kitchen, store, hallway, living room, side hallway, snug/office, three bedrooms and bathroom; garage and gardens to front, side and rear.

#### ACCOMMODATION

**Kitchen** having wood effect double glazed front entrance door, uPVC double glazed window to front aspect; storage units to base and wall levels. sink and drainer set to roll edge worktop with space and connections for electric cooker, under counter washing machine and dryer. Tiled flooring, wall mounted boiler, ceiling light and power points. Door to Pantry store with uPVC double glazed window to rear, tiled flooring and power points. Door to:

**Hallway** with uPVC double glazed window to rear aspect; staircase up to first floor, wood flooring, radiator. Door to:

**Living Room** having uPVC double glazed window to front aspect; wood effect flooring, TV point, alcove shelving, ceiling light and power points.

**Side Hallway** with wood effect double glazed obscure door to front, UPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light. Door to: Snug with uPVC double glazed window to front aspect; log burning stove to tiled surround, carpeted floor, radiator, ceiling lights and power points.







## First Floor

**Landing** with uPVC double glazed windows to rear aspect; wood flooring, radiator, ceiling light. Doors to first floor accommodation.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, loft access hatch, ceiling light and power points.

**Bedroom** with uPVC double glazed window to front aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

**Bathroom** having uPVC double glazed obscure window to front aspect; bath with tiled surround and electric shower over, wash hand basin to tile effect counter top and low level WC. Tile effect floor, radiator, loft access hatch and ceiling light.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light,

## OUTSIDE

The property is approached to the front, via a gravel driveway, leading to the **Single Garage**. The gardens, contained to ensure a child and pet friendly, secure space, are laid to lawn with mixed borders throughout. South-facing to the front, the outdoor space includes a timber decked platform for patio seating or a hot tub.

**West Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: G LPG Heating**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

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