

Buy. Sell. Rent. Let.



Orchard Close, Osgodby



4/5



4

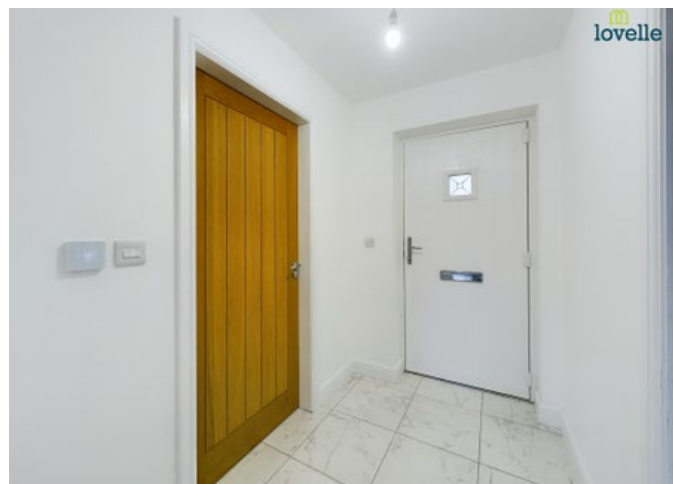


2

When it comes to
property it must b



lovelle



£499,950

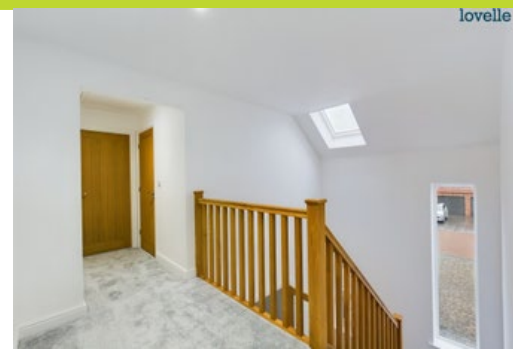
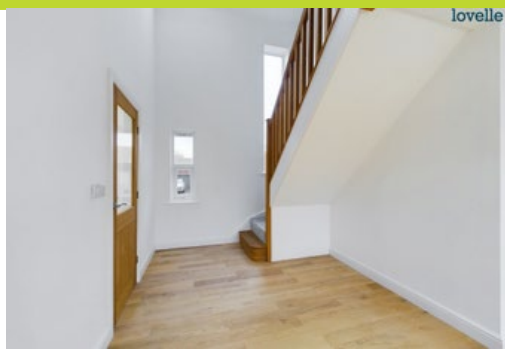


LAST REMAINING PROPERTY ! EXCEPTIONAL BRAND NEW DETACHED FAMILY HOME. Finished to a high standard. This well presented 4/5 BEDROOM, 4 BATHROOM family home will offer flexible and spacious accommodation in popular village location, SOUTH FACING GARDEN, large driveway and DOUBLE GARAGE with OPEN FIELD VIEWS

Key Features

- Brand New Detached House
- Finished to a High Standard
- Entrance Hall, Cloakroom
- Kitchen, Utility Room
- Dressing Room & Ensuite to Master
- Lounge, Dining Room
- 4/5 Bedrooms, 4 Bathrooms
- EPC rating B
- Tenure: Freehold
- Double Garage & Solar Panels





This is an excellent opportunity to purchase this brand new detached house. The property has been built by local developers Ward Holmes Ltd. This is a small development of 5 dwellings which have been finished to a high specification. The property will come with a 10 year warranty.

The accommodation briefly comprises, entrance hall, lounge, dining room, fitted kitchen with central island, utility room, WC/ cloakroom, 4 double bedrooms, dressing room to master, 2 ensuite shower rooms and family bathroom. Underfloor heating to the ground floor.

Outside there is a generous garden to the rear being mostly laid to lawn with paved patio area, large block paved driveway and double garage with electric doors.

The property will further benefit from an oil central heating, underfloor heating to ground floor, mains drainage and exposed brick fireplace in the lounge

Situation

Osgodby is one of four villages making up the administrative parish of Kirkby-Cum-Osgodby, about four miles northwest of Market Rasen. The charming village benefits from an excellent primary school and also has nursery facilities next door. The property is within the catchment area of the prestigious Caistor Grammar School. Just minutes away from Osgodby is Market Rasen which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there is a police station and fire stations, railway station, good bus service, doctor's surgery, and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course.

Entrance Hall

1.49m x 2.10m (4'11" x 6'11")

Oak canopy to the front with composite entrance door, tiled flooring

WC / Cloakroom

1.92m x 1.51m (6'4" x 5'0")

low level WC, hand wash basin, double glazed window to front aspect, tiled flooring a range of fitted storage cupboards

Kitchen

6.46m x 4.80m (21'2" x 15'8")

a range of fitted units, central island, integrated appliances including fridge freezer, dishwasher, electric double oven and induction hob, bi fold doors to garden and tiled flooring

Utility Room

2.77m x 2.10m (9'1" x 6'11")

a range of fitted units, stainless steel sink unit, oil fired central heating boiler and double glazed side entrance door

Dining Room

3.74m x 7.00m (12'4" x 23'0")

double glazed window to rear aspect, solid wood flooring, stairs to first floor accommodation and picture window to front aspect

Lounge

4.50m x 7.00m (14'10" x 23'0")

double glazed window to front aspect, double glazed French doors to rear aspect and brick built fireplace

Landing

4.77m x 1.53m (15'7" x 5'0")

double glazed windows to front aspect

Bedroom 1

4.01m x 3.99m (13'2" x 13'1")

double glazed window to rear aspect, radiator and a range of fitted wardrobes

Ensuite

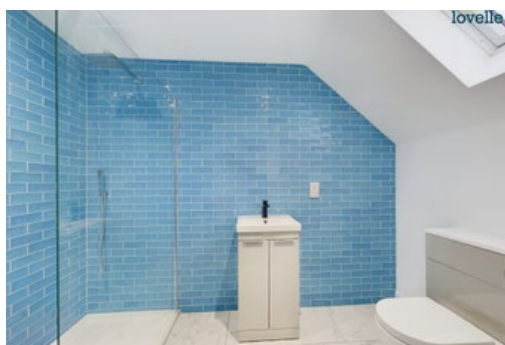
1.74m x 2.92m (5'8" x 9'7")

3 piece suite comprising low level WC, hand wash basin, walk in shower cubicle, tiled splash backs, tiled flooring, heated towel rail and skylight

Dressing Room / Bedroom 5

4.55m x 2.91m (14'11" x 9'6")

double glazed window to front aspect, radiator and a range of fitted wardrobes





Bedroom 2

3.83m x 2.91m (12'7" x 9'6")

double glazed window to front aspect, radiator and fitted wardrobes

Ensuite

1.02m x 2.76m (3'4" x 9'1")

3 piece suite comprising low level WC, hand wash basin, shower cubicle, tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

Bedroom 3

4.49m x 3.98m (14'8" x 13'1")

double glazed window to rear aspect and radiator

Bedroom 4

3.72m x 2.52m (12'2" x 8'4")

double glazed window to rear aspect and radiator

Bathroom

1.75m x 2.92m (5'8" x 9'7")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, tiled flooring, heated towel radiator and double glazed window to front aspect

Gardens

generous rear garden which is mostly laid to lawn with paved patio area.

Detached Double Garage

2 electric doors, double glazed side entrance door, power and lighting

Driveway

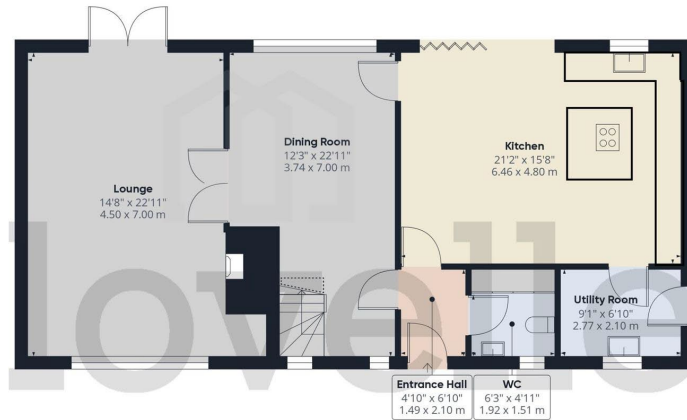
block paved driveway providing ample off road parking for a number of vehicles

Agents Notes

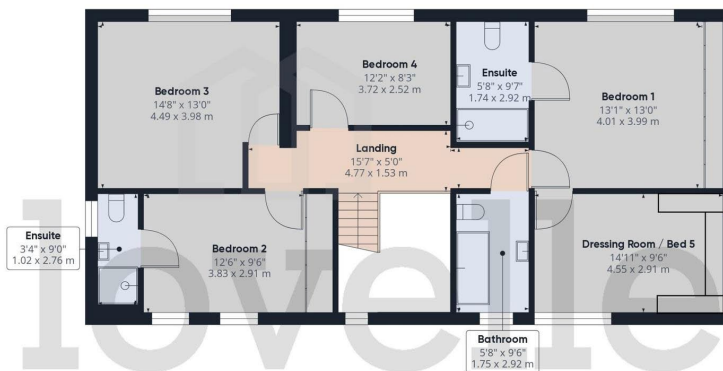
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor




Approximate total area^a

2113.21 ft²
196.32 m²

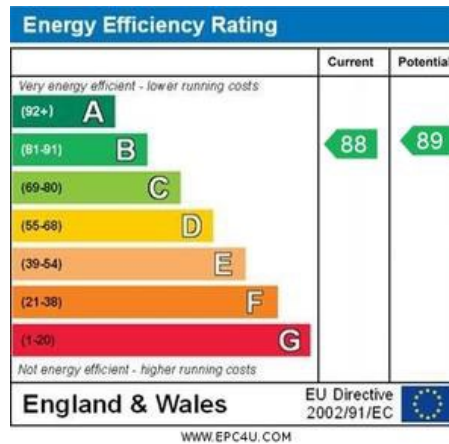
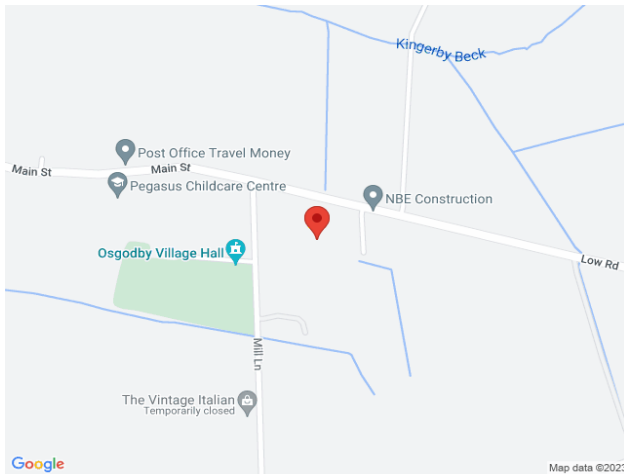
Reduced headroom

8.15 ft²
0.76 m²

Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



When it comes to **property** it must be