

Buy. Sell. Rent. Let.

lovelle



Main Street, Osgodby



When it comes to
property it must be

lovelle



£425,000



EXCEPTIONAL DETACHED BUNGALOW, in popular Village location, offering Spacious & Flexible accommodation which is well presented throughout. Comprising Entrance Hall, Lounge, Kitchen Diner, Utility, 3 Bedrooms, Gym / Bed 4 & Shower Room. Generous Landscaped Gardens, Double Garage & Extensive Driveway. VIEWING ADVISED

Key Features

- Spacious Detached Bungalow
- Popular Village Location
- Well Presented Throughout
- Generous Plot Approx 0.25 Acre (STS)
- Double Garage & Extensive Driveway
- Entrance Hall, Lounge
- EPC rating E
- Tenure: Freehold
- Council Tax Band - D



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



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

2.21m x 3.83m (7'4" x 12'7")

composite front entrance door, radiator, ka2.21 flooring, roof void access and airing cupboard housing hot water cylinder

Lounge

6.71m x 4.33m (22'0" x 14'2")

double glazed bow window to front aspect, double glazed window to side aspect, 2 radiators, oak flooring and feature fire place with inset log burner

Gym / Bedroom 4

3.64m x 2.32m (11'11" x 7'7")

double glazed sliding doors to front aspect, double glazed window to side aspect, oak flooring and electric heater

WC / Cloakroom

0.81m x 2.21m (2'8" x 7'4")

barn style sliding door, low level WC, bespoke vanity hand wash basin, oak flooring and double glazed window to rear aspect

Kitchen Diner

4.43m x 4.41m (14'6" x 14'6")

a range of fitted base units, electric oven, 4 ring induction hob, extractor hood, stainless steel sink unit, space for american fridge freezer, double glazed windows to front and side aspects, lvt flooring and vertical radiator

Rear Hall

1.78m x 1.28m (5'10" x 4'2")

composite stable entrance door, lvt flooring and radiator

Utility Room

1.78m x 3.01m (5'10" x 9'11")

a range of fitted base units, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, wall mounted Worcester Bosch lpg gas boiler, radiator, lvt flooring and double glazed windows to side and rear aspects

Bedroom 1

3.60m x 3.21m (11'10" x 10'6")

double glazed window to rear aspect and radiator

Bedroom 2

2.66m x 4.41m (8'8" x 14'6")

double glazed window to front aspect and radiator

Bedroom 3

4.04m x 2.71m (13'4" x 8'11")

double glazed window to rear aspect, oak flooring and radiator

Shower Room

1.76m x 2.27m (5'10" x 7'5")

3 piece suite comprising low level WC, vanity hand wash basin with storage, walk in shower cubicle, tiled splash backs, tiled flooring, radiator and double glazed obscured window to rear aspect

Gardens

occupying a generous plot with landscaped gardens to both front and rear. The front garden being mostly laid to lawn with planted shrubs, trees and decorative paving. The rear garden has been well thought out over 2 levels. being mostly laid to lawn with bespoke raised beds and seating areas, overlooking fields

Double Garage

4.83m x 3.73m (15'10" x 12'2")

2 up and over doors, power, lighting and storage

Gated Driveway

extensive gated driveway providing ample parking for a large 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.

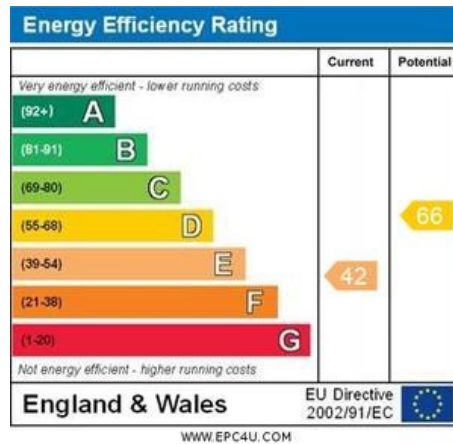




Approximate total area[®]
1299.16 ft²
120.7 m²

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.



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



01673 844069

marketrasen@lovelle.co.uk