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, Kirkby cum Osgodby



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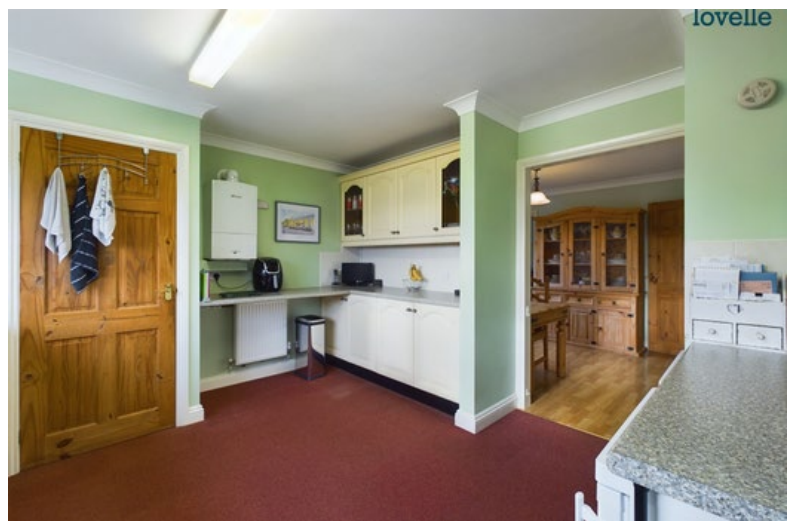
£315,000



DETACHED BUNGALOW WITH A CHURCH VIEW - Impeccably well presented throughout. LIGHT and SPACIOUS accommodation. Elevated position overlooking the Church. LARGE PLOT with gardens, long driveway & detached garage. Village location.

Key Features

- Detached Bungalow
- Charming Village Location
- Individually Designed
- Entrance Hall, Lounge
- Dining Room, Kitchen
- Conservatory, Bathroom
- EPC rating D
- Tenure: Freehold





Situation

Kirkby-Cum-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, post office, village hall, herbalist, church and child care centre. Just minutes away from Market Rasen to a small historic Market Town which boasts bustling streets, local shops selling local produces, friendly pubs and stunning surrounding countryside. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course.

Entrance Hall

3.52m x 1.69m (11'6" x 5'6")

uPVC front entrance door, adjoining side screen, laminate flooring, shelved storage cupboard, airing cupboard housing radiator, radiator and roof void access with loft ladder to partially boarded and fully insulated loft area

Lounge

4.78m x 3.93m (15'8" x 12'11")

double glazed window to front aspect, double glazed window to side aspect, 2 radiators and feature fire place with inset log burning stove

Dining Room

2.89m x 3.32m (9'6" x 10'11")

double glazed window to side aspect, laminate flooring and radiator

Kitchen

3.66m x 3.96m (12'0" x 13'0")

a range of fitted wall and base units, stainless steel sink unit, space for cooker, space for under counter fridge, tiled splash backs, radiator, wall mounted combination Worcester Bosch boiler, pantry and double glazed window to rear aspect

Conservatory

2.69m x 5.75m (8'10" x 18'11")

double glazed windows to rear and side aspects, polycarbonate roof, vinyl flooring, space and plumbing for washing machine, space for tumble dryer and uPVC French doors leading to rear garden

Bedroom 1

3.67m x 3.02m (12'0" x 9'11")

double glazed window to rear aspect, radiator and fitted double wardrobe.

Bedroom 2

3.07m x 3.54m (10'1" x 11'7")

double glazed window to front aspect, radiator and fitted single wardrobe.

Shower Room

1.83m x 2.88m (6'0" x 9'5")

3 piece suite comprising fitted vanity unit incorporating low level WC, hand wash basin, thermostatically controlled shower cubicle, tiled splash backs, tiled flooring, heated towel rail, radiator and double glazed window to rear aspect.

Gardens

The property occupies a generous plot with attractive landscaped gardens to the front & rear. The front garden which overlooks the Church is mostly laid to lawn with sunken lpg gas tank, planted flower and shrub borders. The rear garden is South facing and is a good size being mostly laid to lawn with paved patio areas, various plants and shrubs and is mostly enclosed by close boarded fencing. There are splendid field views across the rear. Furthermore there are 2 storage sheds 1 timber and 1 plastic, and timber summer house with power and lighting.

Garage

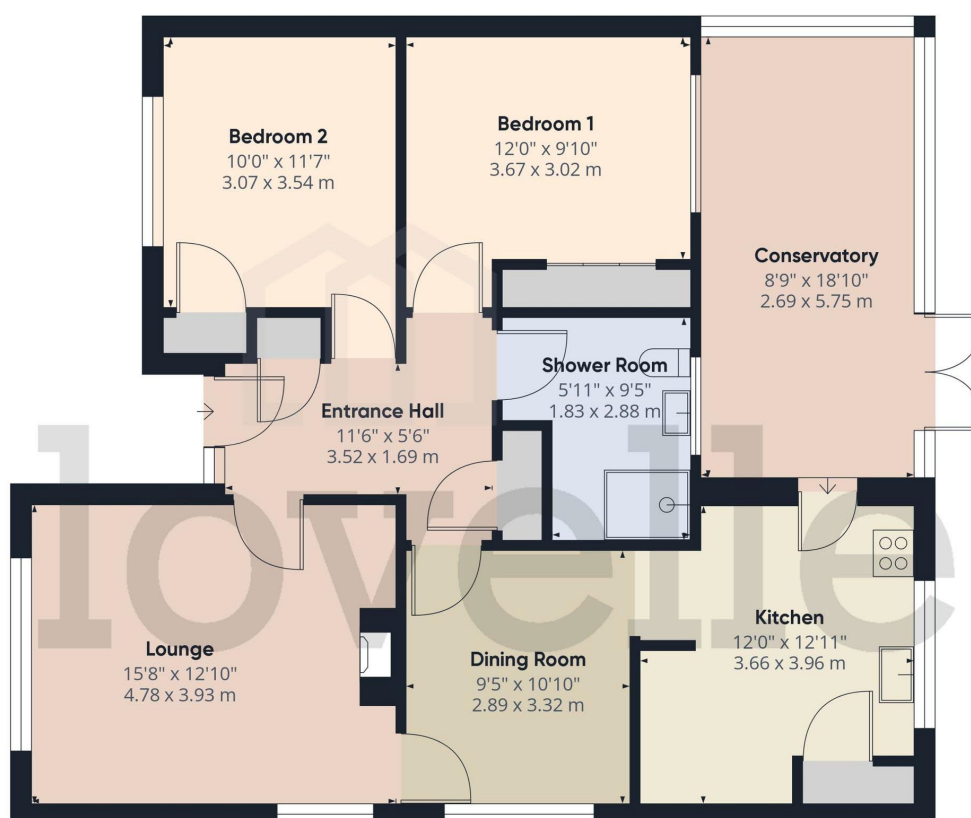
There is a generous gravel driveway which extends from the front of the property, along the side and up to the garage, providing ample off-road parking for several vehicles.

Driveway

Single detached garage of brick construction with pitched roof and having an up and over door to the front, uPVC side entrance door, double glazed window to side aspect, power and lighting.

Agents Notes

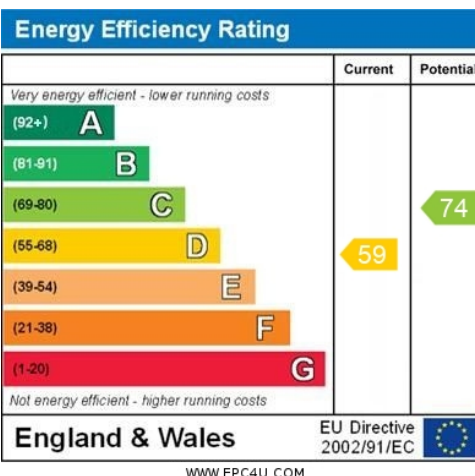
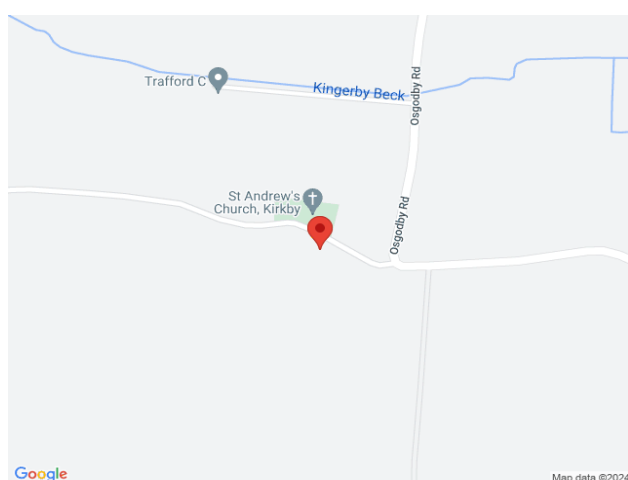
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Approximate total area[®]
1066.48 ft²
99.08 m²

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.



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