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Washdyke Lane, Osgodby

 5  3  2

When it comes to
property it must b

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£445,000



OUTSTANDING 3 STOREY DETACHED FAMILY HOME. In popular village location, offering spacious, flexible and well presented throughout. Comprising entrance hall, dining room, shower room, lounge, living kitchen dining room, utility / boot room, 5 bedrooms, 3 bathrooms. With Generous landscaped gardens, extensive 'in & out' driveway and double garage. **WITH NO ONWARD CHAIN!!**

Key Features

- 3 Storey Detached Family Home
- Popular Quiet Village Location
- Spacious, Flexible & Well Presented
- Entrance Hall, Lounge, Dining Room
- Living Kitchen Dining Room, Utility
- 5 Double Bedrooms & 3 Bathrooms
- Generous Landscaped Gardens
- Extensive Driveway & Double Garage
- NO ONWARD CHAIN
- Catchment for Caistor Grammar School
- EPC rating D
- Tenure: Freehold





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.

Entrance Hall

3.63m x 2.82m (11'11" x 9'4")

composite entrance door with adjoining side screen, radiator, wood flooring, cloak cupboard and stairs to first floor accommodation

Dining Room

3.02m x 3.64m (9'11" x 11'11")

double glazed window to front aspect, radiator and wood flooring

Shower Room

1.78m x 2.23m (5'10" x 7'4")

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

Lounge

3.62m x 3.79m (11'11" x 12'5")

double glazed sliding doors to rear aspect and radiator

Living, Kitchen Dining Room

8.29m x 3.31m (27'2" x 10'11")

a range of fitted wall and base units, integrated dishwasher, sink unit, AEG induction hob, double AEG electric ovens, space for 'American' fridge freezer, tiled splash backs, tiled flooring, 3 radiators and double glazed windows to all aspects

Utility / Boot Room

3.62m x 2.72m (11'11" x 8'11")

fitted wall and base units, space and plumbing for washing machine, oil fired boiler, tiled flooring, under stairs storage cupboard, double glazed window to rear aspect and double glazed rear entrance door

Landing

5.11m x 3.38m (16'10" x 11'1")

double glazed window to rear aspect and radiator

Bedroom 2

3.06m x 3.64m (10'0" x 11'11")

double glazed window to front aspect and radiator

Bedroom 3

4.02m x 3.4m (13'2" x 11'2")

double glazed window to front aspect and radiator

Bedroom 4

4.14m x 3.32m (13'7" x 10'11")

double glazed window to rear aspect and radiator

Bedroom 5

2.92m x 2.83m (9'7" x 9'4")

currently used as a home office having double glazed window to front aspect, laminate flooring and radiator

Bathroom

3.62m x 3.11m (11'11" x 10'2")

4 piece suite comprising low level WC, 'his & hers' hand wash basin, panelled bath, walk in shower, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

Bedroom 1

4.24m x 7.9m (13'11" x 25'11")

'Velux' window to rear aspect, 2 radiators, fitted sliding wardrobes, cupboard housing hot water cylinder and access to eaves

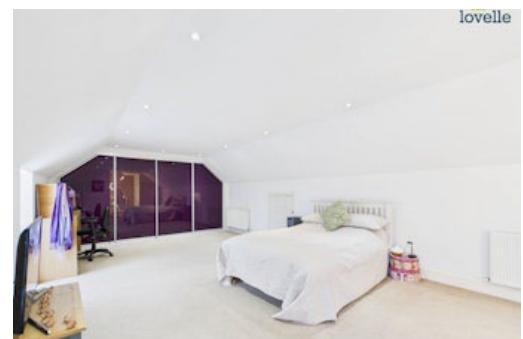
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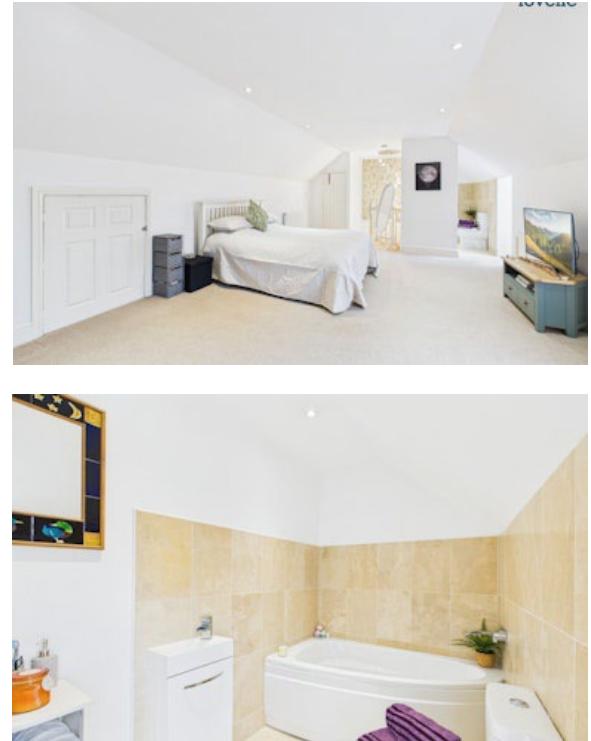
1.64m x 2.58m (5'5" x 8'6")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath, tiled splash backs, vinyl flooring and 'Velux' window to rear aspect

Gardens

occupying a generous plot of over 0.25 Acre, having landscaped gardens to both front and rear. Being mostly laid to lawn, with paved patio area, pergola, fully stocked flower beds and raised vegetable beds, green house and timber shed. There is also an additional parking / storage area currently fenced off ideal for motorhome storage





Double Garage

6.01m x 5.09m (19'8" x 16'8")

one electric up and over door, one manual up and over door, power, lighting, window to side aspect and side entrance door

Driveway

extensive block paved 'in and out' driveway providing ample off road parking for a number of vehicles with electric vehicle charger

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.

Next Steps

Successful buyers will be required to complete anti-money laundering checks. Our partner, Hipla, will carry out the initial checks on our behalf. The current non-refundable cost is £12 inc. VAT per person. You'll need to pay this and complete all checks before we can issue a memorandum of sale. The cost includes obtaining relevant data and any manual checks and monitoring that might be required.

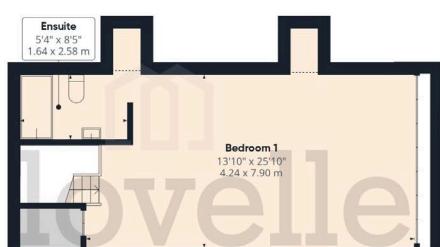




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2410 ft²
224.2 m²

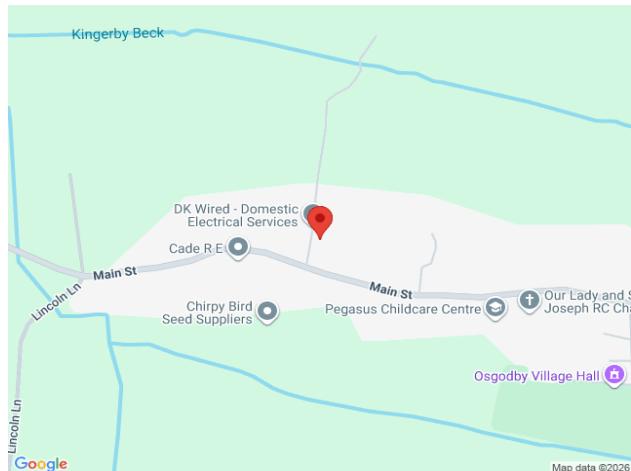
Reduced headroom
18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-81)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

When it comes to property
it must be



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