



The Bungalow, Sand Lane

| Osgodby, Market Rasen | LN8 3TE

Offers In The Region Of
£260,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Detached Dormer Bungalow in a Quiet and Rural location on the fringe of Osgodby. The village itself has a Vibrant Community with many events being held throughout the calendar and linked to the Village Hall. There is a Post Office which opens Part-Time hours and a Primary School, further shopping and leisure services can be found in Market Rasen which is around three miles distance only and where Secondary Schooling can be found plus Independent Shopping, Bars and Restaurants plus the Leisure Centre and Railway Station.

The bungalow has great Views Over Countryside and is in a Lovely Quiet Spot but is ready to be Re-Loved by the new incoming owner. It comprises in brief: Reception Hall, Living Room, Sitting Room or Additional Bedroom, Kitchen/Breakfast Room, Conservatory, Ground Floor Bedroom One, Shower Room and a First Floor Second Bedroom plus Cloakroom and an Attic that could be converted to an extra Bedroom, subject to regulations. Outside there is A Front Garden, Driveway providing Parking for Numerous Cars or Vehicles, a Double Garage, Timber Workshop, a Potting Shed/ Potential Utility and a Rear Garden with Open Views.

- Rural Position with Open Views
- Detached Dormer Bungalow
- Kitchen/Breakfast & Conservatory
- Good Sized Shower Room
- Double Garage & Ample Parking
- Quiet, Edge of Village Spot
- Spacious Living Room
- Currently used as Three Bedrooms
- Gardens to Front & Rear
- No Onward Chain



Reception Hall

Approached through double glazed entrance door and matching side screen. Stairs to First Floor. Radiator. Coving. White panel effect doors off.

Living Room

17'6 min x 14'11 max (5.33m min x 4.55m max)

Brick fireplace with quarry tiled hearth and wooden mantel. One double and one single radiator. Windows to front and side. Coving.

Second Sitting Room (Currently used as Bedroom)

17'3 x 12'11 narrowing to 10'2 (5.26m x 3.94m narrowing to 3.10m)

Double radiator. Two windows and Double Glazed door to Rear Garden. Window to side.



Kitchen

12'8 x 11'8 plus depth of cupboards (3.86m x 3.56m plus depth of cupboards)

Fitted wall and base units. Roll top work-surfaces with inset one and a half bowl single drainer sink top. Built-in electric oven and hob. Tiled splashbacks Radiator. Window to side. Single glazed window to Conservatory. Single glazed door to:-

Conservatory

9'0 x 10'4 (2.74m x 3.15m)

Double glazed windows to sides and rear. Door to garden. Tiled floor.

Ground Floor Bedroom One

10'10 x 11'0 plus depth of furniture (3.30m x 3.35m plus depth of furniture)

Two double wardrobes. Knee-hole dressing table unit. Three double storage cupboards. Window to front. Radiator.

Shower Room

9'3 x 8'0 (2.82m x 2.44m)

Double shower with glass enclosure. Low Level W.C. Trough style sink. Tiled walls and floor. Chrome heated towel rail. Window to rear.

First Floor Landing with Cloakroom Off

White panel effect doors off. Radiator. Cloakroom with Low Level W.C. and Wash hand basin.

Bedroom Two

9'6 x 10'7 (2.90m x 3.23m)

Radiator. Window to side.

Attic/Potential Bedroom

Subject to Regulations. Radiator. Window to side.

Front Garden & Double Garage

Block paved Driveway with parking for numerous cars and vehicles. Lawn. Access to Double Garage: Twin electric doors. Door to side. Window to rear. Light and electric.

Timber Workshop

16'5 x 6'5 (5.00m x 1.96m)

Potting Shed/Potential Utility

8'1 x 8'9 (2.46m x 2.67m)

Door to side. Light and electric. Window to rear.

Rear Garden

Pond. Lawn. Shed. Greenhouse. Patio. Open rear aspect.

Additional Information

Tenure: Freehold

Council Tax Band: B- West Lindsey

E.P.C. Rating: D

Services: T.B.C. - Solar panels are owned.

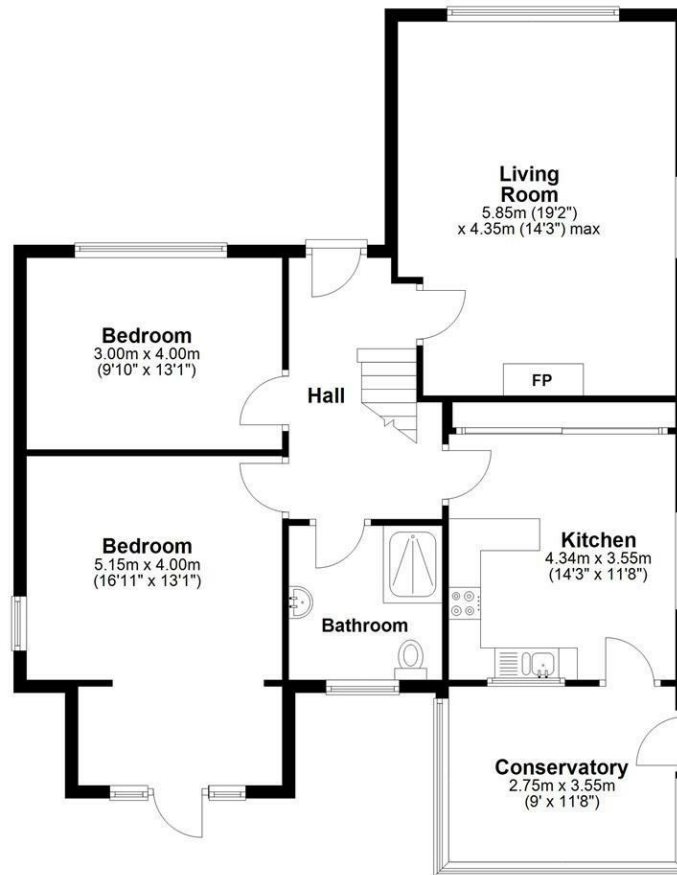


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 104.4 sq. metres (1123.3 sq. feet)

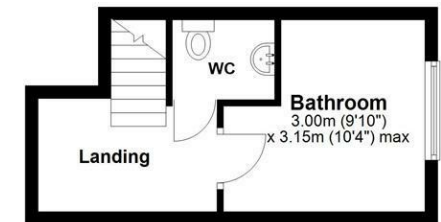


Total area: approx. 121.0 sq. metres (1302.0 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

First Floor

Approx. 16.6 sq. metres (178.7 sq. feet)



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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.