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The Paddock, Owmbly-by-Spital



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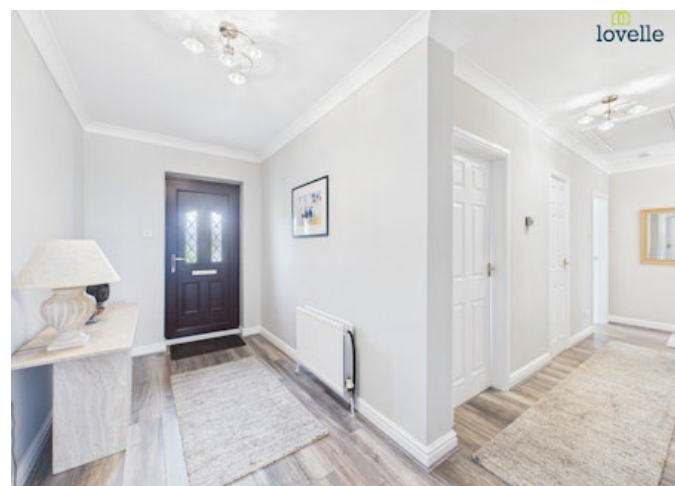
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When it comes to
property it must be


lovelle



£460,000

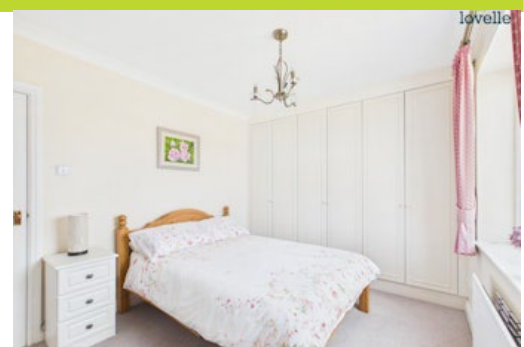


Individually Designed and IMMACULATEDLY PRESENTED. Spacious DETACHED BUNGALOW situated on a private road in a desirable Rural Location with far reaching views overlooking the countryside. Comprising entrance hall, lounge, dining room, sun room, newly fitted kitchen, utility, 3 bedrooms, ensuite and newly fitted shower room. With GENEROUS GARDENS, Double Garage & Extensive Driveway. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Executive Detached Bungalow
- Popular Rural Village
- Private Road Location
- Immaculately Presented Throughout
- Spacious Accommodation
- 3 Reception Room, 3 Bedrooms
- EPC rating TBC
- Tenure: Freehold





Situation

Owmbly-by-Spital is a charming Lincolnshire village surrounded by open countryside, offering a peaceful rural setting with excellent connectivity. Ideally located just off the A15, the village provides convenient access to the Cathedral City of Lincoln, the market town of Market Rasen, and Brigg. Combining a friendly village atmosphere with easy access to a range of local amenities, Owmbly-by-Spital is an ideal location for those seeking the best of countryside living.

Entrance Hall

3.76m x 1.8m (12'4" x 5'11")

composite entrance door, laminate flooring, 2 radiators, roof void access and airing cupboard housing hot water cylinder

Lounge

4.84m x 3.95m (15'11" x 13'0")

double glazed bay window to front aspect, 2 radiators, 2 double glazed windows to side aspect and feature fireplace with lpg gas fire inset

Dining Room

3.35m x 3.58m (11'0" x 11'8")

double glazed window to side aspect and radiator

Sun Room

3.96m x 2.95m (13'0" x 9'8")

tiled flooring, radiator, double glazed windows to side aspects and uPVC French doors to rear

Kitchen

3.36m x 3.54m (11'0" x 11'7")

newly fitted range of fitted wall and base units, sink unit, 4 ring hob, electric oven, splash backs, tiled flooring, radiator and double glazed window to rear aspect

Utility Room

3.33m x 2.3m (10'11" x 7'6")

newly fitted wall and base units, space for fridge freezer, space and plumbing for washing machine, stainless steel sink unit, space and plumbing for dishwasher, space for tumble dryer, oil fired central heating boiler, tiled flooring, splash backs, radiator, double glazed window to rear aspect and uPVC rear entrance door

Bedroom 1

3.67m x 4.07m (12'0" x 13'5")

double glazed bay window to front aspect, radiator and fitted wardrobes

Ensuite

1.76m x 1.43m (5'10" x 4'8")

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 front aspect

Bedroom 2

2.83m x 3.45m (9'4" x 11'4")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 3

2.66m x 2.88m (8'8" x 9'5")

double glazed window to side aspect and radiator

Shower Room

2.55m x 1.94m (8'5" x 6'5")

newly fitted 3 piece suite comprising low level WC, vanity hand wash basin, walk in shower cubicle, fully tiled splash backs, vinyl flooring, heated towel rail and double glazed window to front aspect

Gardens

occupying a generous plot with gardens front and rear. The front garden is mostly laid to lawn with mature shrubs and trees. The rear garden is again mostly laid to lawn, with paved patio area, planted shrubs, summerhouse and timber shed. With stunning views of the countryside

Double Garage

5.59m x 5.64m (18'4" x 18'6")

2 up and over doors, power, lighting, roof void access, double glazed window to rear aspect and uPVC entrance door

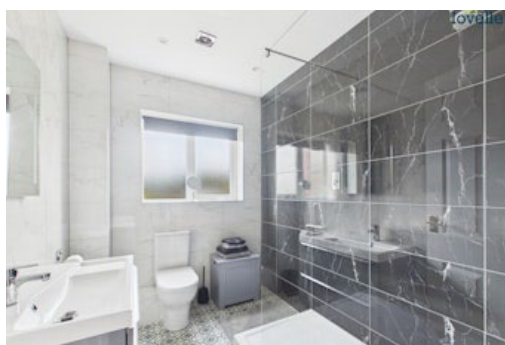
Driveway

extensive gravelled driveway providing ample off road parking for a number of vehicles

Agents Notes

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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 area¹⁾
1659 ft²
154.1 m²

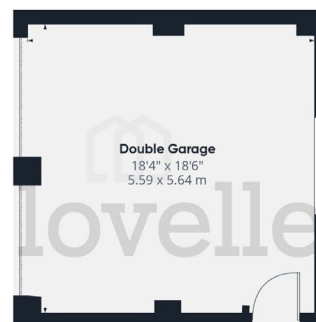
(1) Excluding balconies and terraces

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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Ground Floor Building 1



Ground Floor Building 2



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