



1 The Homestead, Main Street

Osgodby, Market Rasen, LN8 3PA



Book a Viewing!

£145,000

A beautifully presented two bedroom mid-terrace cottage, located in the popular village of Osgodby, just a short drive from the Market Town of Market Rasen and the Georgian Town of Caistor. The property has been sympathetically updated and well-maintained by the current owner, retaining many of its original features while offering modern comforts throughout. Highlights include a high quality bespoke fitted kitchen with oak work surfaces, a stylish contemporary bathroom and a cosy log burner in the lounge. The accommodation comprises of a lounge, kitchen, bathroom to the ground floor and a first floor landing leading to two bedrooms. Outside, there is a charming courtyard garden to the front of the property. This property is ideally suited to first time buyers and those looking to downsize. The property has also been previously used as a holiday let. Viewing is essential to appreciate the finish and character on offer. No onward chain.



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SERVICES

Mains water and electricity. Electric central heating. Drainage to septic tank.

EPC RATING – D.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Osgodby is a picturesque and popular village having a Village Hall and Primary School - also including Nursery and Pre-School (OFSTED Graded 'Good') and is situated approx. 3 miles from the larger well serviced town of Market Rasen. The village has a lovely community feel and offers many events/clubs at the Village Hall and also has a Bowls Club and Playing Field with play equipment. The nearby 'Hill House Equestrian Centre and Livery' on Sand Lane, Osgodby is another noteworthy feature for equine enthusiasts which features regular show jumping, dressage events and training sessions and has both indoor and outdoor arena hiring facilities.

LOUNGE

16' 5" x 11' 8" (5m x 3.56m) With UPVC double glazed window, composite external door with Quarry tiled entrance area, laminate flooring, stairs to first floor, Hunter Hawk multi-fuel stove, wall lighting, electric radiator and storage cupboard.

KITCHEN

10' 1" x 6' 9" (3.07m x 2.06m) With UPVC double glazed window, tiled flooring, fitted with a range of Murdoch Troon wall and base units and drawers with oak work surfaces, Belfast style sink with mixer tap, integrated oven, four ring ceramic hob with extractor fan over, space for fridge freezer and plumbing and space for washing machine and dishwasher.

BATHROOM

6' 9" x 6' 0" (2.06m x 1.83m) With UPVC double glazed window, laminate tiled flooring, low level WC, wash hand basin with cupboard below, bath with rainfall shower over, part tiled walls, heated towel rail, spotlighting, extractor fan, storage cupboard housing the hot water cylinder and warm up underfloor heating.

FIRST FLOOR LANDING

With access to roof void.

BEDROOM 1

12' 2" x 8' 10" (3.71m x 2.69m) With UPVC double glazed window and night storage heater.

BEDROOM 2

11' 10" x 7' 7" (3.61m x 2.31m) With Velux window.

OUTSIDE

To the front of the property there is a low maintenance courtyard garden, providing a pleasant outdoor seating space.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.co.uk

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFERRAL TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bid & Co and Gilson Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £50 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they or themselves or their vendors (Agents) give no notice that:

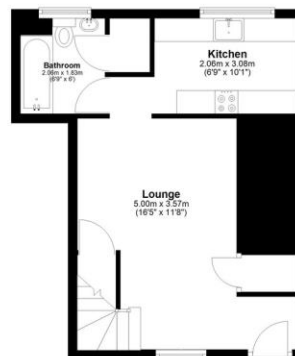
- The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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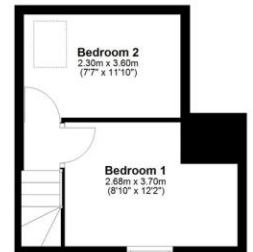
Ground Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



First Floor

Approx. 20.9 sq. metres (225.0 sq. feet)



Total area: approx. 57.3 sq. metres (617.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



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