



**The Laurels, 6 Lime Grove, Owmbly-by-spital,
Market Rasen, LN8 2BS**



Book a Viewing!

£535,000

Set within an exclusive private gated development in the village of Owmbly-by-Spital, The Laurels offers an exceptional combination of modern comfort, stylish design, and energy efficiency. Built around five years ago, the property has been tastefully decorated and beautifully maintained by the current owners, who have also made landscaping improvements to create an attractive and easy-to-manage outdoor space. Ideally positioned, the home provides convenient access to a range of local amenities while being surrounded by peaceful countryside.

The property benefits from a strong EPC B rating and features an air source heat pump, underfloor heating throughout, and a mechanical ventilation heat recovery system.

From first glance, the home impresses with its red brick façade, UPVC sash windows, and Tuscan clay Marley Eden roof tiles. A block-paved driveway provides off-road parking and leads to a detached double garage with electric roller doors and a personnel door offering direct access to the rear garden. The gardens have been thoughtfully landscaped with sleeper-edged borders and a stylish planting scheme designed for low maintenance.

Inside, the ground floor offers a bright and spacious open-plan layout finished with premium herringbone LVT flooring. The bespoke kitchen includes solid oak worktops, an island with storage, integrated appliances, a boiling water tap, and twin Velux skylights. Bi-fold doors open seamlessly onto the garden, creating a fantastic space for entertaining. A cosy lounge with an inglenook fireplace offers the perfect retreat, while a study, utility room, and cloakroom complete the ground floor. Upstairs, four generous double bedrooms include two with luxury en-suites, alongside a beautifully designed family bathroom featuring a freestanding bath and walk-in shower. The master suite enjoys a stylish en-suite with double sinks and a rainfall walk-in shower.

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SERVICES

Mains water, electricity and drainage. Underfloor heating and Air source heat pump.

EPC RATING – B

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Situated in the popular village of Owmbly-by-Spital, the property offers easy access to a range of everyday amenities, including a village shop, post office, and a highly regarded country pub in nearby Normanby-by-Spital, just 600 meters away. The area is surrounded by open countryside and offers excellent transport links to nearby towns, the historic city of Lincoln, and beyond, making it an ideal setting for those seeking both convenience and a relaxed village lifestyle.





ENTRANCE HALL

With composite entrance door, premium LVT flooring, underfloor heating, spotlights, stairs to the first floor and an under stair storage cupboard.

LOUNGE

19' 0" x 15' 0" (5.79m x 4.57m) With two UPVC double glazed windows, LVT flooring, underfloor heating and a fireplace with a fitted log burner.

STUDY

8' 8" x 6' 0" (2.64m x 1.83m) With UPVC double-glazed window to the front, LVT flooring, underfloor heating and spotlights.



WC

4' 5" x 3' 0" (1.35m x 0.91m) With LVT flooring with underfloor heating, low level WC, wash hand basin, spotlights and extractor fan.

OPEN PLAN LIVING KITCHEN DINING

36' 1" x 17' 9" (11m x 5.41m) A stunning open-plan space with three UPVC double-glazed windows and bi-fold doors leading out to the rear garden. Fitted with a range of wall and base units with solid oak work surfaces, a central island providing further storage and worktop space, and a porcelain sink with mixer tap, waste disposal and drainer, integrated appliances include a double oven, microwave, induction hob, two wine coolers and two dishwashers, finished with premium LVT flooring, underfloor heating and spotlights throughout.



SIDE ENTRANCE

8' 8" x 5' 4" (2.64m x 1.63m) With composite external door, LVT flooring with underfloor heating, wall-mounted units, space for an American-style fridge freezer, a fitted water softener and access to the boot room/utility area.

FIRST FLOOR LANDING

With UPVC double-glazed window, underfloor heating, cupboard housing the hot water cylinder, additional storage, plumbing and space for a washing machine, and a separate cupboard housing the heat recovery system.



BEDROOM 1

17' 0" x 12' 5" (5.18m x 3.78m) With Two UPVC double glazed windows, underfloor heating and spotlights.

EN-SUITE

8' 6" x 5' 5" (2.59m x 1.65m) With UPVC double-glazed window, LVT flooring with underfloor heating, low-level WC, double wash hand basin with fitted drawers and tiled splashback, illuminated wall mirrors, large walk-in shower with rainfall shower head, spotlights and extractor fan.



BEDROOM 2

14' 6" x 12' 8" (4.42m x 3.86m) With UPVC double glazed window, underfloor heating, spotlights and access to en-suite.

EN-SUITE

With WC and shower cubicle.

BEDROOM 3

16' 3" x 12' 2" (4.95m x 3.71m) With UPVC double glazed window, underfloor heating and spotlights.

BEDROOM

4' 13' 1" x 8' 10" (3.99m x 2.69m) With UPVC double glazed window, underfloor heating and spotlights.



BATHROOM

9' 8" x 7' 7" (2.95m x 2.31m) With UPVC double glazed window, LVT flooring with underfloor heating, freestanding bath, low level WC, vanity unit with marble-effect worktop, inset sink and storage beneath, tiled splashback, separate shower cubicle with tiled surround, heated towel rail, spotlights and extractor fan.

OUTSIDE

To the front, the property enjoys a lawned garden with a block-paved driveway leading to a detached double garage with electric roller doors. To the rear, the owners have enhanced the landscaped, low-maintenance gardens with sleeper-edged borders and a tasteful planting scheme.

The vendor has informed us that the property developer is due to add additional spaces for visitor parking but this should be checked and verified by a purchasers conveyancer to confirm.



WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilon Gray who 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 £150 per purchase from them.

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

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Mundys Financial Services who 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.

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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 the 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for 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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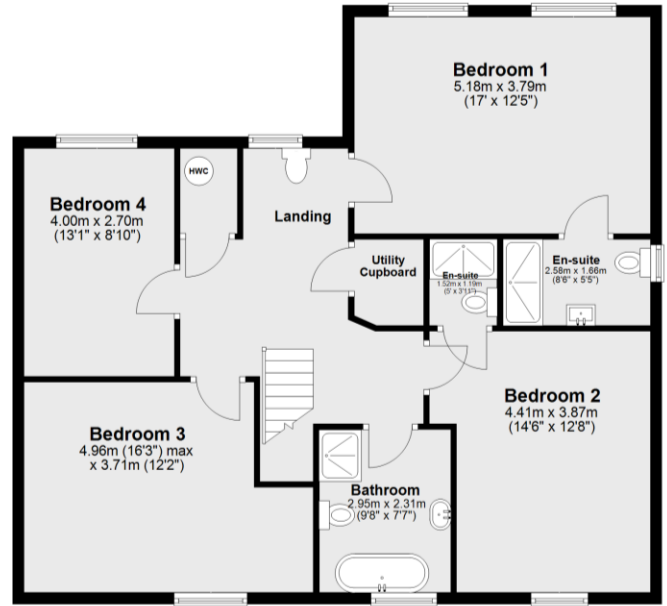
Ground Floor

Approx. 110.7 sq. metres (1191.4 sq. feet)



First Floor

Approx. 97.8 sq. metres (1052.6 sq. feet)



Total area: approx. 208.5 sq. metres (2243.9 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.



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