



Pinfold Close, Osbournby  
£169,950



- Semi-Detached Houe
- Two Generous Sized Bedrooms
- South Facing Rear Garden
- Countryside Views

- Immaculately Presented Throughout
- Sought After Osbournby Village
- Freehold
- EPC rating F
- Current Council Tax Band A



An immaculately presented two-bedroom semi-detached home situated in the ever-popular village of Osbournby, enjoying a south-facing rear garden with stunning open countryside views. This beautifully maintained property offers well-planned accommodation comprising an entrance hall, a well-appointed kitchen and a spacious lounge diner with French doors opening onto a decking area, perfectly positioned to enjoy the picturesque outlook. To the first floor are two generous double bedrooms and a modern family bathroom. Outside, the attractive rear garden provides an ideal space for relaxing and entertaining whilst taking in the surrounding rural scenery. A fantastic opportunity for first-time buyers, downsizers or investors alike, viewing is highly recommended.

Osbournby is a highly regarded Lincolnshire village offering a strong sense of community along with a range of local amenities including a village shop, public house, primary school and village hall. The village is well positioned for access to the nearby market towns of Sleaford and Bourne, whilst the A15 provides convenient road links to Lincoln, Peterborough and Grantham, where direct rail services to London Kings Cross are available. Combining village living with excellent connectivity, Osbournby remains a popular choice for buyers seeking both countryside charm and practical commuting options.



## Entrance Hall

## Kitchen

2.95m x 1.83m (9'8" x 6'0")

## Lounge Diner

4.45m x 3.76m (14'7" x 12'4")

## Landing

## Bedroom One

3.58m x 3.84m (11'8" x 12'7")

## Bedroom Two

3.86m x 1.83m (12'8" x 6'0")

## Bathroom



### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

### Financial Services

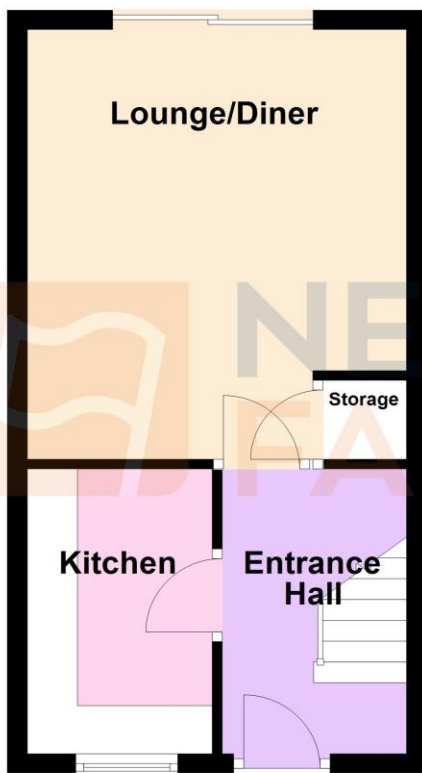
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



# Floorplan

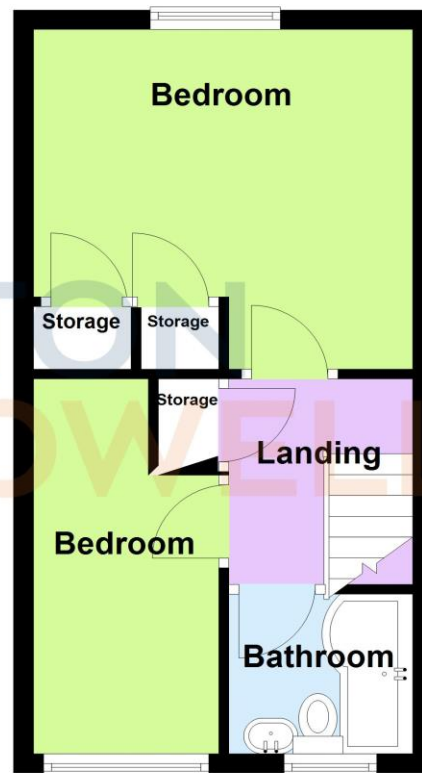
## Ground Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



## First Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 56.9 sq. metres (611.9 sq. feet)

**11 Pinfold Close, Osbournby**