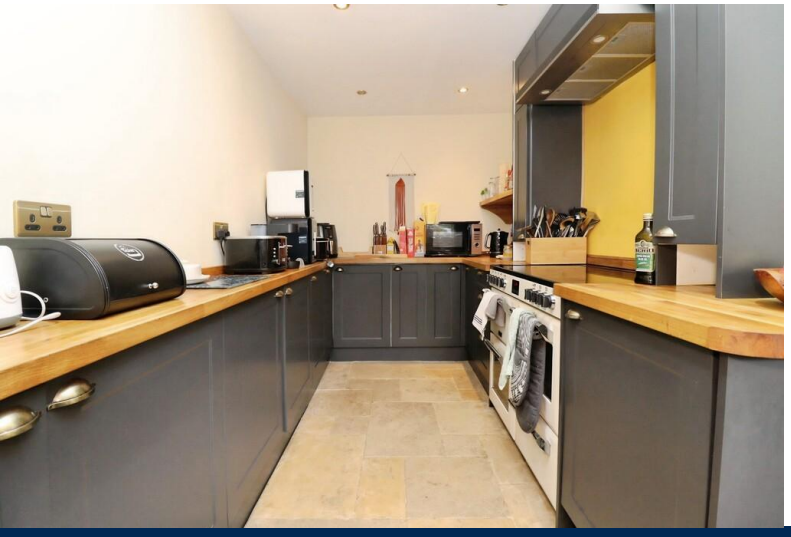
The Old Lorry, Main Street

Osgodby, Market Rasen, LN8 3TA

Book a Viewing!

£235,000

A spacious two-bedroom semi-detached property offered for sale with no onward chain. The property comprises Kitchen with integrated appliances, Lounge/Diner with multi-fuel log burner and a further Reception Room/Bedroom. Upstairs, there are two well-proportioned Bedrooms and a spacious Bathroom. There is a spacious driveway providing parking for multiple cars and to the rear there is a concrete courtyard area with garden shed. This is great opportunity for First Time Buyers or Investors.



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 approximately 4 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.

ACCOMMODATION

KITCHEN

13' 0" x 16' 5" (3.96m x 5m) With tiled flooring throughout, UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation, fitted with a range of base units with wooden worktops over, integrated stove with induction hob and extractor fan over, integrated Belfast sink, integrated dishwasher and fridge, spotlight lighting throughout and the gas central heating boiler.

LOUNGE/DINER
13' 9" x 15' 5" (4.19m x 4.7m) With wood-effect laminate flooring throughout, radiator, stairs rising to the first floor, UPVC double glazed French patio doors to the side elevation and multi-fuel log burner.

SNUG/BEDROOM 3
12' 1" x 12' 1" (3.68m x 3.68m) With wood-effect laminate flooring throughout, radiator, UPVC double glazed window to the front elevation and electric fireplace.

FIRST FLOOR LANDING
With carpet flooring, radiator, doors off, stairs leading to the ground floor and spotlight lighting.

BEDROOM 1
12' 1" x 12' 1" (3.68m x 3.68m) With carpet flooring, radiator and UPVC double glazed window to the front elevation.

BEDROOM 2
10' 10" x 12' 2" (3.3m x 3.71m) With carpet flooring, radiator, UPVC double glazed window to the side elevation and storage cupboard.

BATHROOM
6' 8" x 15' 7" (2.03m x 4.75m) With tiled flooring throughout, radiator, low level WC, wash hand basin, freestanding bath, walk-in shower with dual overhead shower, storage cupboard and UPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front of the property there is a well-maintained lawn with stone walling and a tarmac driveway providing off-road parking for multiple cars. To the rear of the property there is a concrete courtyard area with garden shed. The current owners also rent a portion of land to the side of the property from a separate landowner. Please see the separate land disclaimer below.

DISCLAIMER/NOTE
The portion of land to the side of the property is not owned by the current vendors and is occupied under a separate rental arrangement with a third-party landowner. Any continued use or rental of this land by a prospective purchaser would be subject to separate agreement with the landowner and is not guaranteed as part of the sale. Mundys have no responsibility for the continuation, terms or availability of this separate rental arrangement. Prospective purchasers are advised to make their own enquiries with the landowner regarding any future use or rental of the land.

KEY FACTS FOR BUYERS

SERVICES
Mains electricity, water and drainage. Oil central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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.net

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 REFER YOU TO
https://www.mundys.net/referrals/

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 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 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.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 99.2 sq. metres (1068.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon 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

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman