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Mill Lane, Osgodby



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£395,000



STUNNING DETACHED BRAND NEW BUNGALOW !! Situated in the popular Village of OSgodby, this excellent new bungalow offers immaculate and spacious accommodation WITH UNDERFLOOR HEATING throughout. Comprising entrance hall, lounge, kitchen diner, utility, 3 bedrooms, ensuite and bathroom. Garden, Garage & Driveway! VIEWING ADVISED TO FULLY APPRECIATE!

#### Key Features

- Brand New Detached Bungalow
- Popular Village Location
- Spacious Accommodation
- Under Floor Heating Throughout
- Entrance Hall, Lounge
- Kitchen Diner, Utility Room
- 3 Bedrooms, Ensuite, Bathroom
- Gardens, Garage & Driveway
- EPC rating TBC
- Tenure: Freehold

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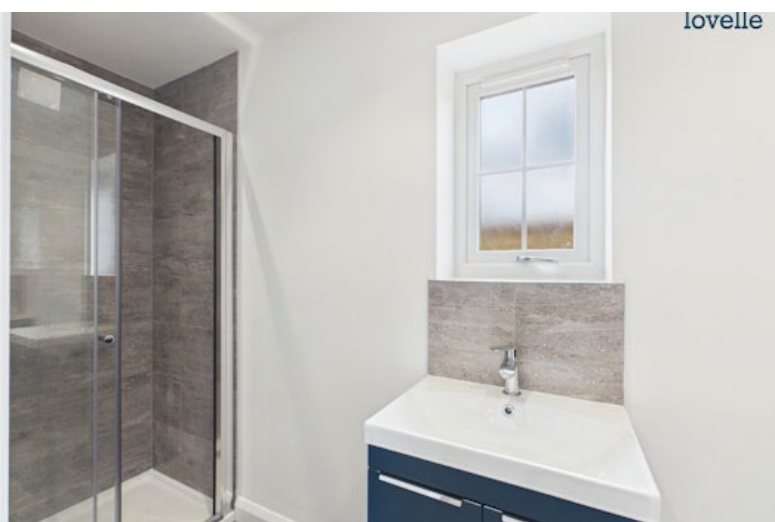
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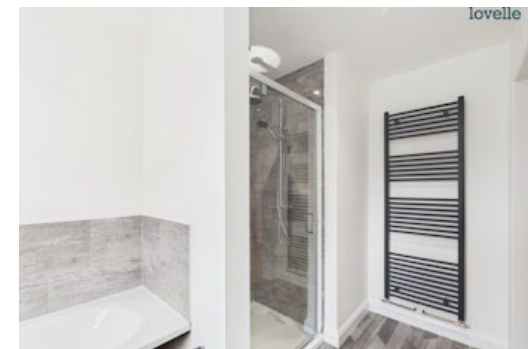
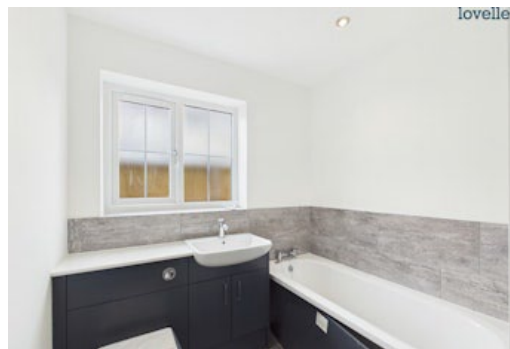
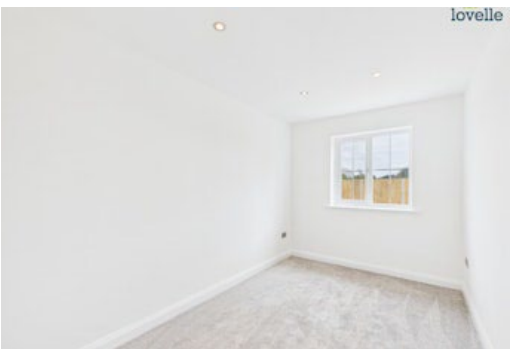


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## Situation

Osgodby is one of four villages making up the administrative parish of Kirkby-Cum-Osgodby, about four miles northwest of Market Rasen. The charming village benefits from an excellent primary school and also has nursery facilities next door. The property is within the catchment area of the prestigious Caistor Grammar School. Just minutes away from Osgodby is Market Rasen which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there is a police station and fire stations, railway station, good bus service, doctor's surgery, and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course.

## Entrance Hall

3.3m x 1.99m (10'10" x 6'6")

composite entrance door with adjoining side screens, airing cupboard housing hot water cylinder and roof void access

## Lounge

3.68m x 4.63m (12'1" x 15'2")

double glazed bay window to front aspect and feature fireplace with log burner

## Kitchen Diner

3.28m x 5.93m (10'10" x 19'6")

a range of fitted wall and base units, breakfast bar, 4 ring hob, stainless steel sink unit, integrated dishwasher, integrated fridge freezer, electric oven, integrated microwave, vinyl flooring, double glazed window to rear aspect and uPVC French doors

## Utility Room

1.71m x 2.14m (5'7" x 7'0")

a range of fitted wall and base units, space and plumbing for washing machine, space for tumble dryer, stainless steel sink unit, vinyl flooring and uPVC entrance door

## Bedroom 1

3.6m x 3.49m (11'10" x 11'6")

double glazed window to front aspect and fitted storage

## Ensuite

3.59m x 1.06m (11'10" x 3'6")

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

## Bedroom 2

3.29m x 3.29m (10'10" x 10'10")

double glazed window to rear aspect

### Bedroom 3

3.63m x 2.29m (11'11" x 7'6")

double glazed window to rear aspect

### Bathroom

2.01m x 3.48m (6'7" x 11'5")

4 piece suite comprising low level WC, vanity hand wash basin, panelled bath and shower cubicle, with tiled splash backs, vinyl flooring, heated towel rail and double glazed window to side aspect

### Gardens

occupying a generous plot, with good sized private garden to the rear. The garden will be mostly laid to lawn with paved patio seating area

### Garage

5.28m x 4.81m (17'4" x 15'10")

electric up and over door, electric vehicle charger, power and lighting

### Driveway

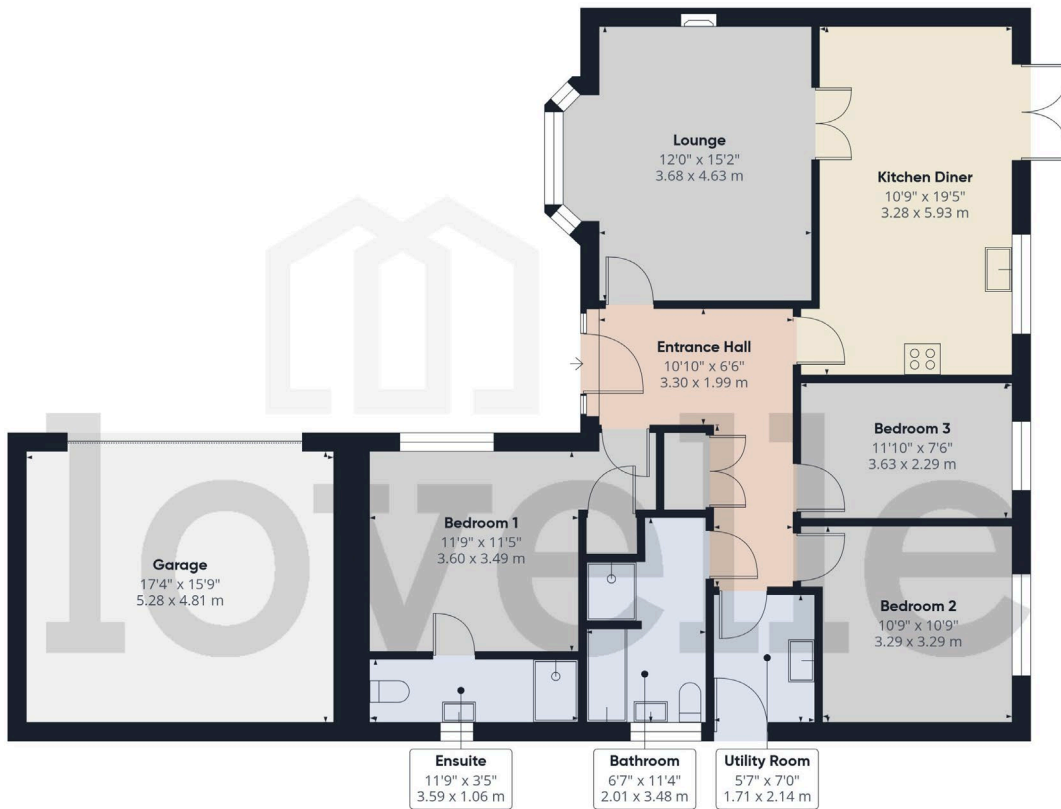
extensive block paved driveway providing ample off road parking for a number of vehicles

### Agents Notes

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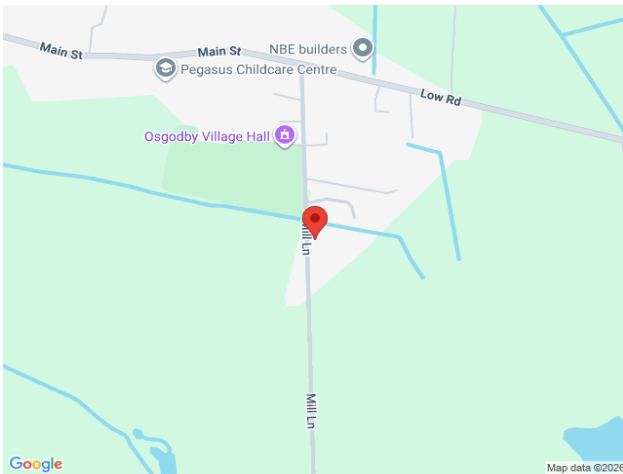




Approximate total area<sup>m</sup>  
1333 ft<sup>2</sup>  
123.9 m<sup>2</sup>

(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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