

***LONDON ROAD,
OSBOURNBY, NG34 0DG***



£200,000

Located in a non estate position with open views to the rear, a Three Bedroom Semi Detached House set within this popular village, convenient for Sleaford and the A52. The property is Double Glazed and has electric heating to full accommodation comprising Porch, Hall, Lounge, Dining Room, Kitchen, Conservatory, Three Bedrooms and Shower Room. There is Ample Parking to the front and side of the property and the rear yard has a Brick Outbuilding. There is also opportunity to purchase the Building Plot next door if required. Due to its superb non estate location, viewing of this property is highly recommended.

Location:

Osournby is a small rural village just off the A52 providing good access to Spalding and Grantham with its rail connection to London Kings Cross and having an excellent rated primary school.

Directions:

Travelling from Sleaford on the A15, upon reaching the village, the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed door provides access to the Porch with further door to the Hall having electric radiator.

Lounge: 3.99m (13'1") x 3.58m (11'9")

Having night storage heater, bay window, open fireplace with tiles and wooden surround and picture rail.

Dining Room: 3.58m (11'9") x 3.51m (11'6")

Having built-in cupboard, picture rail, open fireplace and electric radiator.

Kitchen: 4.37m (14'4") x 1.96m (6'5") extending to 2.16m (7'1")

Having two windows, double glazed door, walk-in under stairs storage cupboard with bi-fold door, space for cooker, wall and base units, 1½ bowl sink with single drainer and monobloc tap and plumbing for washing machine.

Conservatory: 3.71m (12'2") x 2.97m (9'9")

Having French doors to garden.

Stairs provide access to the **First Floor Landing**.

Bedroom 1: 3.99m (13'1") x 3.58m (11'9")

Having built-in cupboard and picture rail.

Bedroom 2: 3.66m (12'0") x 3.58m (11'9")

Having picture rail.

Bedroom 3: 2.46m (8'1") x 2.34m (7'8")

Having built-in cupboard and picture rail.

Shower Room:

Having separate shower cubicle with electric shower, low level w.c, pedestal hand washbasin with mixer tap, built-in cupboard, tiled splashbacks and electric wall heater.

Outside:

The front garden has a lawn and borders and long gravelled drive provides Ample Parking. The drive continues alongside the property to approach the Rear Garden with Attached Brick Built Store 2.46m (8'1") x 1.32m (4'4") and Outside W.C having low level w.c. There are various patio areas, Three Sheds and views to the rear.

Council Tax Band B



Lounge



Dining Room



Conservatory



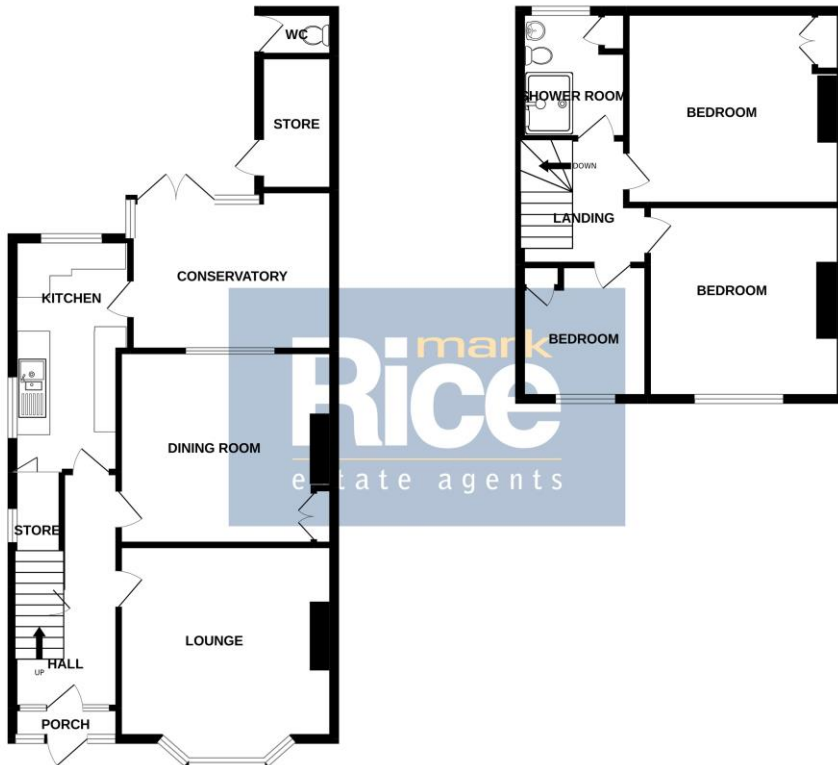
Bedroom 1



Bedroom 2

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix CS022



Bedroom 3



Shower Room




Text



Further Garden Aspect



View To Rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 10/10/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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