

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



The Rectory, Owmbly Road, Spridlington, LN8 2DD

- An impressive Detached House with delightful grounds of about 0.65acre (0.26ha) • 4 Double Bedrooms
- Conservation Area setting within this attractive Lincolnshire village • 2 Reception Rooms plus Study •
 - Detached Garage • Enormous potential • A rare opportunity • Lincoln only 8 miles •
 - Available with immediate vacant possession •



£625,000 NO CHAIN



The Rectory is of traditional brick and clay tiled construction and has a gross external area of about 250m². The property offers well-proportioned accommodation including:

- Imposing Entrance Veranda and Reception
- Multiple Reception Rooms
- Kitchen with Breakfast Room off
- Ground Floor Cloakroom
- 4 Double Bedrooms
- Large Family Bathroom
- Tall ceilings and period features
- Oil central heating

Spridlington is an unspoilt rural village located just off the A15 about 8 miles north of the historic city of Lincoln and some 8 miles south-west of Market Rasen which lies on the edge of the Lincolnshire Wolds.

The Rectory is situated on the northern fringe of the village next to the grounds of Spridlington Hall and is only 2 miles off the A15.

Accommodation (room sizes approx. only)

Ground Floor

RECEPTION HALL (3.60m x 2.87m) with parquet herringbone wood block flooring, radiator and opening to inner hall with radiators and staircase off.

SITTING ROOM (3.95m x 4.56m) a dual aspect room with original tiled fireplace and radiator.

STUDY (3.63m x 3.67m) with original open fireplace, radiator and fitted book case. Double door to Conservatory

CONSERVATORY (3.76m x 2.93m) being double-glazed and with doors to Garden.

DINING ROOM (4.56m x 3.95m) having fireplace with oak surround and wood burning stove, radiator and dual garden outlook.

KITCHEN (3.75m x 3.35m) including base and wall cabinets with stainless steel sink, work tops, plumbing for dishwasher, radiator and side garden outlook.

BREAKFAST ROOM (2.52m x 2.45m) including oil central heating boiler.

UTILITY (3.00m x 2.00m) including base and wall storage cabinets, radiator and modern composite external door.

Large walk in shelved **PANTRY** with original meat safe.

CLOAK ROOM with toilet, vanity wash basin, radiator and understairs storage.

First Floor

LANDING with front facing window

BEDROOM 1 (4.55m x 3.95m including En-suite) with radiator, twin aspect garden views and En-suite area with wash basin and shower,

BEDROOM 2 (4.56m x 3.96m) being dual aspect and with radiator.

BEDROOM 3 (3.66m x 3.52m) with radiator, 2 built in wardrobes and doors to decorative balcony.

BEDROOM 4 (3.75m x 3.00m) with cabinet wash basin, fitted wardrobes, radiator and communicating door to main bedroom.

BATHROOM (3.90m x 2.44m) including panelled bath, vanity wash basin, shower cubicle and radiator. Airing cupboard.

Separate **TOILET**.

THE GROUNDS

The house occupies mature gardens extending to about 0.65acre with sweeping gravel driveway leading to the detached brick and tiled single Garage.

The grounds include a number of mature trees some of which are subject to Tree Preservation Orders

SERVICES (not tested)

- Mains water and electricity.
- Drainage is to a shared private system (septic tank) located on neighbouring land.
- Oil fired central heating to radiators.

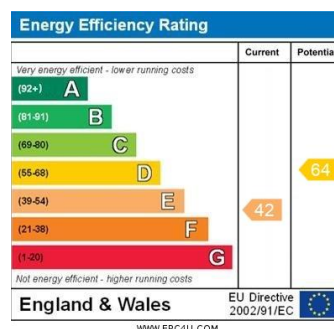
RESTRICTIVE COVENANTS

There is a restrictive covenant which prevents use of the property other than as a single private dwelling.

COUNCIL TAX Band 'F' (on-line enquiry)

TENURE Freehold.

VIEWING Strictly by prior appointment through Grice & Hunter 01427 873684





Ground Floor

Approx. 123.8 sq. metres (1332.8 sq. feet)

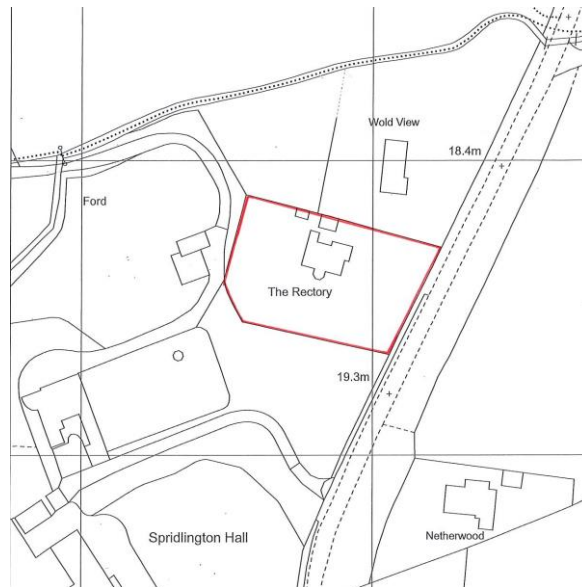


First Floor

Approx. 88.8 sq. metres (956.2 sq. feet)



Total area: approx. 212.7 sq. metres (2289.0 sq. feet)



**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.