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Main Street, Kirkby cum Osgodby

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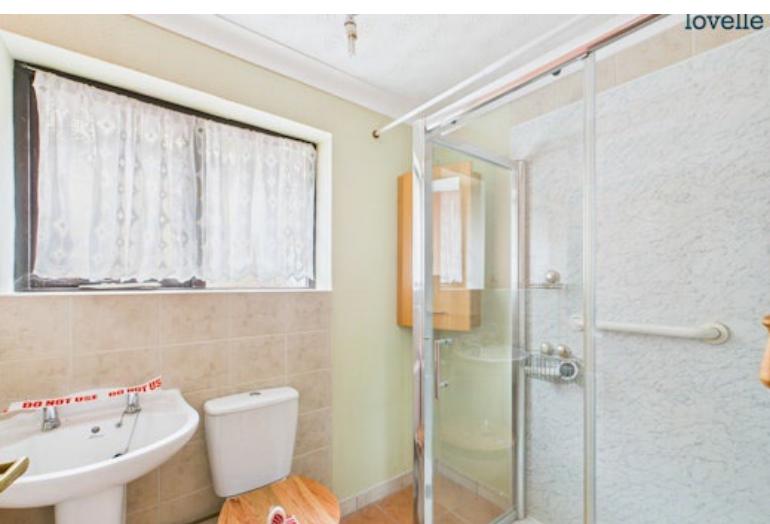
£195,000



LINK DETACHED BUNGALOW IN POPULAR VILLAGE LOCATION. In need of modernisation throughout but offer spacious and flexible accommodation. Comprising entrance hall, kitchen, lounge diner, 3 bedrooms, shower room, wc & study. On a generous plot with gardens front and rear, garage and driveway. NO ONWARD CHAIN

Key Features

- Link Detached Bungalow
- Popular Rural Village
- Entrance Hall, Kitchen,
- Lounge Diner, Study
- 3 Bedrooms, Shower Room, WC
- Gardens Front & Rear
- EPC rating E
- Tenure: Freehold



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Situation

Kirkby-Cum-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, post office, village hall, herbalist, church and child care centre. Just minutes away from Market Rasen to a small historic Market Town which boasts bustling streets, local shops selling local produces, friendly pubs and stunning surrounding countryside. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course.

Entrance Hall

2.3m x 0.81m (7'6" x 2'8")

glazed entrance door, radiator, vinyl flooring and cloak cupboard

Kitchen

2.32m x 3.28m (7'7" x 10'10")

a range of fitted wall and base units, 4 ring hob, electric oven, stainless steel sink unit, space and plumbing for washing machine, tiled splash backs, vinyl flooring and double glazed windows to front and side aspects

Lounge Diner

3.47m x 5.48m (11'5" x 18'0")

double glazed bay window to front aspect, double glazed window to side aspect, 2 radiators and feature fireplace

Inner Hallway

roof void access, tiled flooring, airing cupboard housing hot water cylinder, radiator, glazed entrance door and cloak cupboard

Bedroom 1

2.68m x 4.5m (8'10" x 14'10")

double glazed window to rear aspect and radiator

Bedroom 2

3.23m x 3.13m (10'7" x 10'4")

double glazed sliding door to rear aspect and radiator

Bedroom 3

2.3m x 2.66m (7'6" x 8'8")

double glazed window to side aspect and radiator

Shower Room

1.75m x 2.07m (5'8" x 6'10")

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

WC

1.59m x 0.87m (5'2" x 2'11")

low level WC, hand wash basin, tiled splash backs, tiled flooring and single glazed window to side aspect

Study

1.64m x 2.16m (5'5" x 7'1")

single glazed window to side aspect, vinyl flooring and radiator

Gardens

occupying a generous plot with gardens front and rear, being mostly laid to lawn with paved patio area and planted shrubs

Garage

2.7m x 5.46m (8'11" x 17'11")

roller door, window to rear aspect, oil boiler, power and lighting

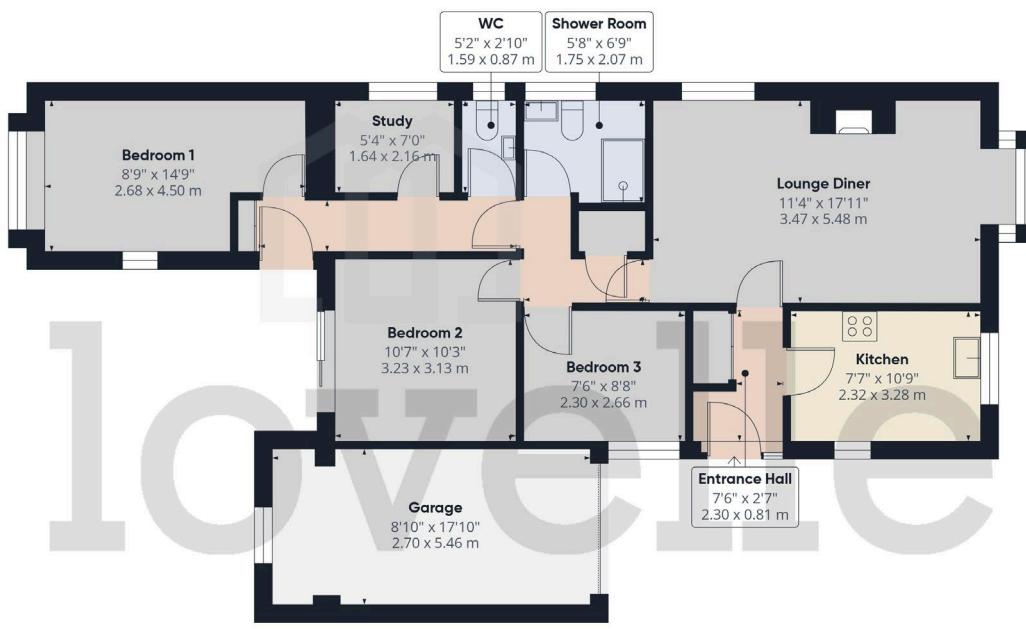
Driveway

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

Agents Notes

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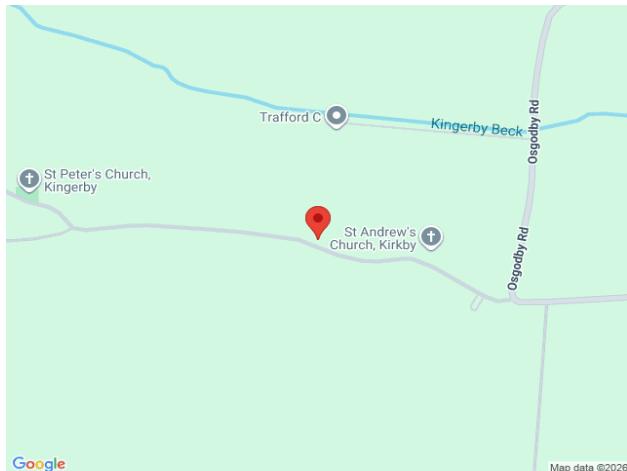


Approximate total area⁽¹⁾
960 ft²
89 m²

(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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-81)	B	
(69-80)	C	
(56-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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