



# The Beeches , Mill Lane

| Osgodby, Market Rasen | LN8 3TB

Guide Price £650,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.



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An Imposing, Three Storey, Modern Detached Family Home set on a Good Sized Plot of just under Half an Acre. Situated on the fringe of this sought after village in a peaceful spot, the village benefits from a great Primary School and is within the catchment for Caistor Grammar School, just over eight miles distance. There is a Post Office in the village, with a wider range of shops and leisure facilities in Market Rasen. Anyone wanting beautiful countryside walks with the family or dogs can venture out to Osgodby Woods or Osgodby Plantation.

This modern, executive home is presented in excellent order and has lovely sized rooms with under floor heating to the ground floor, which comprise in brief: Reception Hall, Cloakroom, Living Room, Sitting Room, Open Plan Kitchen/Dining/Family Room, Utility Room. On the First Floor there are Four Bedrooms with two En-Suite Shower Rooms plus Large Main Bathroom. On the Second Floor there is a Study or Dressing Room with an arch way to Large Bedroom or Games Room. Outside there are grounds surrounding and backing onto fields behind, there is a sweeping Driveway providing parking for several cars, a Double Garage and Oak Framed Car Port.

- Stunning Three Storey Home
- Peaceful Village Position
- Kitchen/Dining/Family Room
- Large Gardens Surrounding
- Five Double Bedrooms
- Open Countryside Views
- Two Additional Receptions
- Double Garage & Car Port

## Reception Hall

Oak front door with double glazed side screens adjacent. Oak floor. Stairs to First Floor with oak banister, spindles and cupboard under. Oak doors off.

## Cloakroom

White suite of Low Level W.C. Round wash hand basin on oak washstand. Tiled splash-backs. Honed Travertine tiled floor. Window to side. Coving.

## Living Room

16'8 x 13'4 plus bay & inglenook (5.08m x 4.06m plus bay & inglenook)

Walk-in square bay window to the front. Inglenook fireplace to side with beam over, two windows to the side and log burner. Beams to ceiling.







#### Sitting Room

14'10 x 14'2 plus recess 7'5 x 4'4 (4.52m x 4.32m plus recess 2.26m x 1.32m)

Oak floor. Covings. Picture window to rear with open views. Wall mounted, electric 'pebble' fire. Fitted storage cupboards in chimney recesses. Double doors to Kitchen/Dining/ Family Room.

#### Kitchen/Dining/Family Room

32'8 x 13'9 narrowing to 11'9 (9.96m x 4.19m narrowing to 3.58m)

Comprehensive range of cream coloured, high-gloss wall and base units having brushed steel handles. Roll top work-surfaces with inset one and a half bowl, single drainer sink top. Belling Electric Range Cooker. Island with matching base units topped by wood work-surface which extends to form breakfast bar. Built-in dishwasher. Oak floor. Beamed ceiling. Window to front, multi pane, double glazed/double doors opening onto side decked garden area. Window to side. Bi-folds doors to rear garden.

#### Utility Room

11'4 x 7'5 (3.45m x 2.26m)

Cream coloured fitted wall and base units. Black 'crackle effect' roll top work-surface with inset single drainer stainless steel sink top. Window to rear. Half uPVC/half multi pane double glazed door to side driveway. Oil fired boiler.

#### Galleried Landing

Covings. Double radiator. Window to front. Oak banister and spindles. Airing cupboard housing hot water cylinder. Oak doors off.

#### Bedroom One

18'6 x 13'8 minimum (5.64m x 4.17m minimum)

Plus depth of one double and one single fitted wardrobe. Double radiator. Window to rear with open views. Door to:-

#### En-Suite Shower Room

White suite of step-in shower cubicle. Square wash hand basin on vanity unit with double cupboard and shelving. Low Level W.C. Velux rooflight. Chrome heated towel rail. Honed Travertine tiling to shower enclosure and one wall.

#### Bedroom Two

13'3 x 8'1 plus wardrobe (4.04m x 2.46m plus wardrobe)

Single wardrobe. Window to front. Radiator. Door to:-

#### En-Suite Shower Room

White suite of step-in shower cubicle having rain' shower attachment. Trough style sink on vanity unit with cupboard under. Radiator. Tiling to water sensitive areas.

#### Bedroom Three

13'7 x 9'10 (4.14m x 3.00m)

Covings. Radiator. Window to the front.

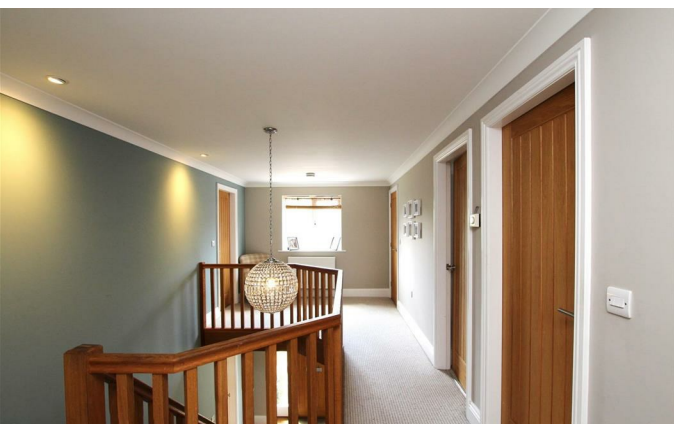
#### Bedroom Four

13'7 x 10'11 (4.14m x 3.33m)

Window to rear with open views. Radiator. Covings.









#### Main Bathroom

14'6 x 7'7 (4.42m x 2.31m)

White suite of panelled oval bathtub with central mixer tap/shower tap attachment. Oval wash hand basin on vanity unit with double cupboard. Low Level W.C. Walk-in shower enclosure with 'rain'shower. Honed Travertine tiling to floor and shower enclosure.

#### Second Floor Sitting Room/Study/Dressing Room

14'6 min x 13'11 (4.42m min x 4.24m)

Dormer window to the front. Oak banister and spindles. radiator. Archway to:-

#### Bedroom Five/Games Room

23'6 x 14'0 (7.16m x 4.27m)

Sloping ceilings giving some restricted head height. Dormer window to the front. Velux rooflight.

#### Front Garden

Expanse of shaped lawn. Stone chipped driveway providing parking for several cars and access to:-

#### Double Garage

17'8 x 20'10 (5.38m x 6.35m)

Twin electric up and over doors. Door to Carp Port. Light and electric. Storage in eaves.

#### Oak Framed Car Port

#### Additional Parking/Hard-standing

To the left hand side of the property there is an additional 'stone chipped' driveway providing further parking or hard-standing for other vehicles.

#### Rear Garden

Approached via double wooden gates to the right had side of the property and opening on to a side decked garden area which is accessed via the Dining Area and wraps around to the rear of the property where it is also accessed via the Family area. Main rear garden with large expanse of lawn. Summer house. open views to the rear.

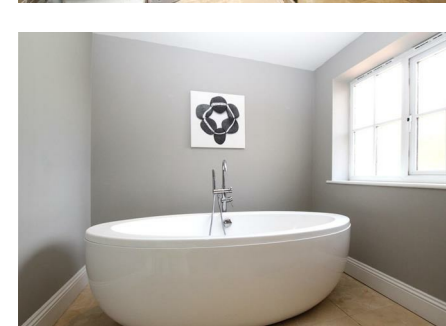
#### Additional Information

Council Tax Band F - West Lindsey

Services: Oil Fired Central Heating, Mains Electric, Mains Water and Drainage

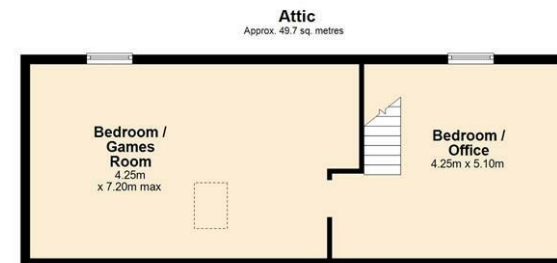
EPC: To Follow

Tenure: Freehold





Floor Plan to Follow



Total area: approx. 297.2 sq. metres  
 Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
 info@perkinsgeorgemawer.co.uk  
 www.perkinsgeorgemawer.co.uk

Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.