



2 The Homestead, Main Street

| Osgodby, Market Rasen | LN8 3PA

£145,000



Perkins George Mawer & Co.

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

2 The Homestead

Main Street |

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Set in a 'Tucked Away' location, down a short pathway off Main Street within the peaceful village of Osgodby. Take a stroll out in Osgodby Woods or walk the dog in beautiful surrounding countryside. There's a good community with active Village Hall, Church and a Primary School, whilst there is a wider selection of shopping, leisure, pubs and restaurants in nearby Market Rasen, less than five miles away or Caistor less than nine miles distance.

This End Terraced Cottage has character features including beams, latched doors and exposed woodwork. It is heated by electric night storage heaters and retained by uPVC double glazing and composite doors. The charming accommodation comprises: Living/Dining Room with open fire for cozy winter evenings in, Kitchen/Breakfast Room, Modern Ground Floor Shower Room and Two Bedrooms. Outside there is a small Front Garden, whilst the main Garden is to the Side. There is also a parking space to the rear.

- Charming End Cottage
- Character Features
- Fitted Kitchen/Breakfast Room
- Two Bedrooms
- Tucked Away Location
- Living Room with Open Fire
- Ground Floor Shower Room
- No Chain

Living/Dining Room

13'2 x 16'4 (4.01m x 4.98m)

Approached via composite front door. Window to front. Night storage heater. Open fire with tiled hearth, surround and mantel. Beam to ceiling. Stripped door to staircase and latched, stripped door to understairs storage cupboard. Doorway to Inner Lobby and multi pane glazed door to Kitchen.





Kitchen/Breakfast Room

7'5 x 16'5 (2.26m x 5.00m)

Wood panel fronted wall and base units. Roll top work-surface with inset single drainer, stainless steel sink top. Two windows to the side. Half panelled and half double glazed door to side. Tiled floor.

Inner Lobby

Latched door to Ground Floor Shower Room.

Ground Floor Shower Room

Modern white suite of double 'rain' shower with second attachment. Pedestal wash basin. Low Level W.C. Mermaid style boarding in shower enclosure. Window to side. Airing cupboard housing hot water cylinder.

First Floor Landing

Latched doors off.

Bedroom One

8'8 x 16'1 (2.64m x 4.90m)

Window to front. Fitted bedroom furniture including two double wardrobes, two single wardrobes and a matching drawer unit. Night storage heater.

Bedroom Two

8'0 x 13'5 (2.44m x 4.09m)

Window to rear. Night storage heater.

Front Garden

Small pebbled front garden area accessed via a pedestrian walkway off Main Street. Gated access to:-

Side (Main) Garden

Expanse of lawn. Shed. Cold water tap. Gated access to:-

Parking Space

Additional Information

Tenure: Freehold

Council Tax Band: A - West Lindsey

EPC Rating: D





Floor Plan to Follow

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

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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.