



Howen , Main Street

| Osgodby, Market Rasen | LN8 3TA

Offers In The Region Of £375,000



Perkins George Mawer & Co.

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

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A Beautifully Presented and Greatly Improved Detached Bungalow with Open Countryside Views to the Rear. Set in the lovely village of Osgodby with the Osgodby Woods but a 'stones throw' away, a beautiful spot for walking the dogs or just taking in some fresh air and lovely scenery. There's a Post Office in the village which opens three mornings a week, a village Primary School and Village Hall which puts on various events for the thriving local community. Market Rasen is three miles away approximately for anyone needing a wider selection of Shops, Secondary Schooling, Leisure Centre, Train Station and Eateries.

This immaculately presented bungalow has been cherished and improved by the current owners including a new En-Suite, Re-Fitted Kitchen and Utility Room and new uPVC doors to the rear and double glazing. It has far reaching views over rolling Lincolnshire countryside to the rear, you can enjoy these from the deck or verandah in your own garden or whilst working from home in your own garden cabin. In greater detail the accommodation comprises: Reception Hall, Living Room with Multi Fuel Burner, perfect for cozy Winter evenings in, double doors opening to the Dining Room which can be opened up for entertaining friends or family and in the Summer you can throw open the external double doors to the Rear Garden, there is a Re-Fitted Modern Kitchen with central Island/peninsula also featuring a Multi Fuel Burner and double doors also opening to the Rear Garden, bringing the outside in during Summer months. There is a Re-Fitted Utility Room with Cloakroom off. Three Good Sized Bedrooms, Two En-Suite Shower Rooms and a Family Bathroom. Outside there is Parking for several cars and access to the Workshop and Large Garage beyond. To the rear there is a level lawned garden with patio, deck and verandah plus Garden Cabin/home Office all of which enjoy Countryside views. The bungalow is offered For Sale with No Chain.

- Greatly Improved Detached Bungalow
- Re-Fitted Kitchen/Breakfast Room
- Three Good Bedrooms
- Garden Cabin or Home Office
- Far Reaching Countryside Views
- Two Reception Rooms
- Two En-Suites plus Bathroom
- Large Carport, Garage and Parking

Reception Hall

Approached via half panelled entrance door with two obscure double glazed inserts. Double glazed side screens. Two radiators. Coving. White panel effect doors off. Access to loft space. Double opening coat cupboard. Large airing cupboard with hot water tank.





Living Room

22'10 x 13'4 plus bay window (6.96m x 4.06m plus bay window)

Bay window to the front. Multi fuel stove with slate hearth and beam over. Two double radiators. Double opening, multi pane glazed doors to Dining Room.

Dining Room

10'9 x 13'3 (3.28m x 4.04m)

Coving. Double radiator. Window to side. uPVC double glazed, double doors to garden with double glazed side screens adjacent. Multi pane glazed door to:-

Re-Fitted Kitchen/Breakfast Room

15'8 x 11'9 (4.78m x 3.58m)

Cream coloured modern wall and base units with central island/peninsula having cupboards under and wood work-surface with inset five ring electric hob and stainless steel extractor over. Built-in double oven. Two work-surface mounted glass cabinets. Two matching larder units (one with pull out drawers). Additional run of work-surfaces with inset single drainer, stainless steel sink top. Built-in under counter fridge. Coving. Multi fuel stove. Double glazed, double doors to garden with side screens adjacent. White panel effect door Utility Room.

Re-Fitted Utility Room

9'9 x 5'11 (2.97m x 1.80m)

Matching cream coloured wall and base units. Built-in Fridge and Freezer. Space for two domestic appliances with plumbing for washing machine. Work-surface with inset single drainer stainless steel sink top. Chrome towel rail. Window to side. Built-in pantry cupboard. White panel effect door to Cloakroom.





Re-Fitted Cloakroom

White suite of Low Level W.C. with concealed cistern. Small wash basin. Wood top. Window to rear. Radiator.

Bedroom One

12'3 x 9'10 (3.73m x 3.00m)

Window to rear. Double radiator. White panel effect folding door to:-

En-Suite Shower Room

White suite of step-in shower cubicle. Pedestal wash basin. Chrome towel rail. Tiling to water sensitive areas. Window to side.

Bedroom Two

10'3 x 10'0 plus recess (3.12m x 3.05m plus recess)

Radiator. Window to front. White panel effect door to:-

New En-Suite Shower Room

White suite of Low Level W.C. Step-in shower cubicle. Pedestal wash basin. Tiling to water sensitive areas. Coving.

Bedroom Three

8'2 x 10'0 plus recess and wardrobe (2.49m x 3.05m plus recess and wardrobe)

Built-in double wardrobe and storage cupboards. Window to front.

Modern Bathroom

White suite of panelled bath. Trough style sink on wash stand with double cupboard under with wood surface. Low Level W.C. Chrome towel rail. Tiled splash-backs. Window to side.

Front Garden

Two areas of lawn. Block paved driveway providing parking for 4-6 cars. Log store.



Double Garage

23'1 x 12'4 (7.04m x 3.76m)

Approached via double opening doors. Boiler. Half uPVC door to rear garden.

Workshop

19'0 x 9'8 (5.79m x 2.95m)

Light and electric. Cold water tap. uPVC double glazed window to side.

Level Rear Garden

Expanse of lawn. Patio. Raised Deck/Sun Terrace. Additional Covered Verandah Area with access to the Cabin/Home Office.

Cabin/Home Office

5'8 x 10'2 (1.73m x 3.10m)

Light and electric. Double storage cupboard. Windows to side and rear. Cold water tap.

Additional Information

Tenure: Freehold

Services: All mains services are connected with the exception of gas. Oil fired central heating.

EPC Rating: D

Council Tax: Band D - West Lindsey







Total area: approx. 155.0 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		61	
(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.