



Trevithian, Washdyke Lane

| Osgodby, Market Rasen | LN8 3PB

£475,000



Perkins George Mawer & Co.

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

Trevithian

Washdyke Lane |

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A Individually Designed, Three Storey Detached Home in Peaceful Village location with Open Views to the Rear. Located in a quiet lane off Main Street just a short stroll from beautiful countryside and the Osgodby Woods, perfect for any dog owners or simply anyone looking to escape to the great outdoors with fresh air aplenty and gorgeous walks on their doorstep. Osgodby has a Post Office which opens part time, a Village Hall and 'Good' Rated Primary School both of which host many village events including a Horticultural Show and Pantomime plus other groups for anyone wanting to get involved in and the infamous and popular 'Pub without a Pub' where you can pass some time with your fellow villagers. There are 'Good' Secondary Schools at Caistor and Market Rasen including the Caistor Grammar School.

This home was built in the year 2000 so has many modern advantages including uPVC wood effect double glazing, a Re-Fitted Kitchen/Dining/Family Room with High-Gloss 'Taupe' coloured wall and base units, contrasting Porcelain tiled floor and Sonos speakers, creating a lovely ambiance, which is ideal for entertaining or family 'get-togethers'. A Large Re-Fitted Bathroom with Twin 'Trough Style' Sink and a Spacious Walk-in 'Rain Shower'. The Primary Bedroom Suite is on the Second Floor and has an En-Suite Bathroom with Travertine Tiling. There are Five Bedrooms in total, four are set on the First Floor and one which makes a perfect Home Office.

Outside there is a block paved 'In and Out' driveway with Landscaped Semi Circular Flower Bed, a Double Garage, one with electric up and over door. There is an Additional block paved Hardstanding Area to the side which would make an ideal Caravan/Motorhome/Boat Storage Space. The Rear Garden is a good size and has raised vegetable beds and well stocked flower borders including David Austin roses.

- Three Storey Detached Home
- Open Views to Rear
- Two Additional Receptions
- Three Bathrooms
- Double Garage plus Parking for Ten Cars
- Quiet Village Setting
- Re-Fitted Kitchen/Dining/Family Room
- Five Bedrooms (One used as a Study)
- Second Floor Primary Suite
- Good Sized, Level Rear Garden

Storm Porch

Approached via bricked archway. Half double glazed and half uPVC panelled entrance door with uPVC double glazed side screen adjacent to:-





Reception Hall

11'11 x 9'3 (3.63m x 2.82m)

Wood floor. Coat cupboard. Wood panelled doors off. Stairs to First Floor. Coving.

Ground Floor Shower/Cloakroom

Double step-in shower cubicle. Low Level W.C. Pedestal wash basin. Tiled to full height with embossed border tile. Tiled floor. Radiator. Window to side. Extractor fan.

Living Room

12'0 x 12'6 (3.66m x 3.81m)

Coving. Double radiator. Matching uPVC double glazed sliding patio doors to garden.

Dining Room

10'0 x 11'11 (3.05m x 3.63m)

Wood floor. Window to front. Coving. Double radiator.

'L' Shaped Utility Room

12'0 x 5'4 plus 3'8 x 5'2 (3.66m x 1.63m plus 1.12m x 1.57m)

Wood fronted wall and base units. Roll top granite effect wall and base units. Porcelain tiled floor. Under stairs storage. Oil fired boiler. Window and half double glazed, half uPVC door to rear. Double radiator.

Re-Fitted Kitchen/Dining/Family Room

27'3 x 11'2 (8.31m x 3.40m)

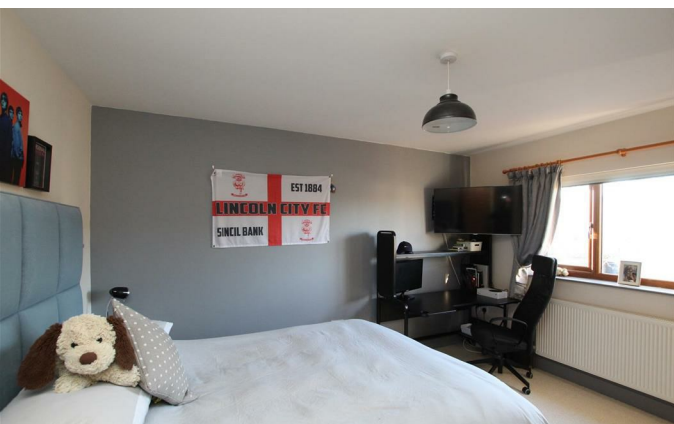
Comprehensive range of High-Gloss, taupe coloured wall and base units plus matching larder units with brushed steel handles. Wood effect work-surface with inset cream coloured 'Franke' one and a half bowl, single drainer sink top. Contrasting mosaic effect tiled splashbacks. Built-in dishwasher. Twin AEG electric ovens. Space for American style fridge freezer. AEG induction hob with stainless steel canopy over. Sonos speakers. Windows to front, side and rear. Two double radiators. Porcelain tiled floor and matching skirtings. Multi pane glazed door to Utility Room.

First Floor Galleried Landing

17'3 max x 11'1 min (5.26m max x 3.38m min)

Wood panel effect doors off. Radiator.







Bedroom Two

13'8 x 10'11 (4.17m x 3.33m)

Window to rear with open outlook. Radiator.

Bedroom Three

13'3 x 11'2 (4.04m x 3.40m)

Radiator. Window to front.

Bedroom Four

10'0 x 12'0 (3.05m x 3.66m)

Window to front. Radiator.

Bedroom Five or Study

9'8 x 9'4 (2.95m x 2.84m)

Radiator. Wood style flooring. Window to the front.

Spacious Re-Fitted Family Bathroom

11'11 x 10'3 (3.63m x 3.12m)

White modern suite of large walk-in 'rain' shower with second attachment and glazed screen. Panelled bath. Twin 'trough' style sinks. Low Level W.C. Tiled to full height with mosaic effect border tile. Contrasting tiled floor. Radiator. Window to rear.



Second Floor Primary Bedroom

25'10 x 14'0 (7.87m x 4.27m)

Plus depth of two dormer windows to the rear and Plus depth of Two large, double fronted sliding wardrobes. Airing cupboard housing hot water tank. Eaves storage. Two double radiators. Opening to:-

En-Suite Bathroom

White suite of panelled corner bath. Low Level W.C. Trough style sink in white high-gloss vanity unit with double cupboard under. Travertine stone tiling to water sensitive areas.

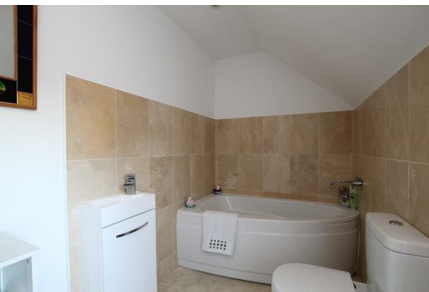


Front Garden

Block paved 'In and Out' drive with parking for multiple cars. Semi circular, landscaped flower bed. Access to Double Garage.

Additional Side Parking for Caravan etc

Currently fenced off but would ideally suit a caravan, motorhome or boat. Five bar farm gate to Rear Garden.



Rear Garden

Pedestrian access via second gate. Paved patio. Pergola area with block paved terrace beneath. Flat lawned area. Raised vegetable beds. Green house. Timber Garden Shed. Abundantly stocked flower borders including a variety of David Austin Roses and Alliums. Open outlook to rear.

Additional Information

Tenure: Freehold

Services: T.B.C. - Oil fired radiator heating.

Council Tax Band: E - West Lindsey

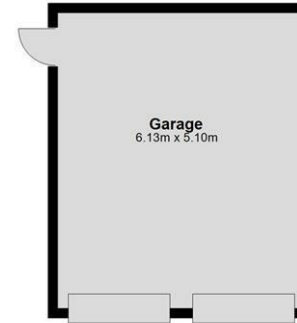
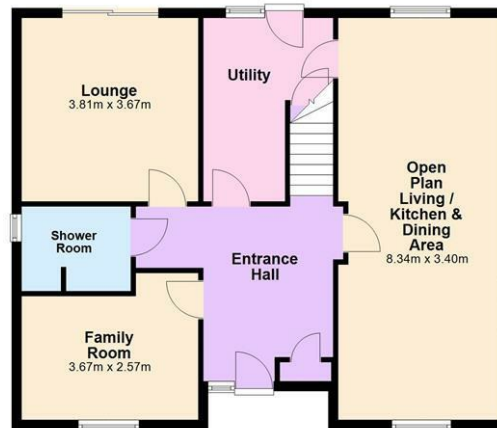
EPC Rating: D







Ground Floor
Approx. 113.7 sq. metres



First Floor
Approx. 83.1 sq. metres



Second Floor
Approx. 44.1 sq. metres



Total area: approx. 240.9 sq. metres

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Agents Note:
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