



15 Washdyke Lane

Osgodby, Market Rasen, LN8 3PB

£285,000

This extensively extended semi-detached house is situated in a non-estate position within the popular village of Osgodby. Ideal for families, the property boasts flexible living accommodation with four Bedrooms including a spacious Main Bedroom featuring a n En-suite. The accommodation comprises of an Entrance Hallway, Kitchen Diner, Inner Hallway, Lounge, Family Room, Study and a Utility Room with WC. Outside the property features a large driveway providing ample off road parking, carport to the side and a substantial timber outbuilding with a workshop. The property further benefits from having good access into both Market Rasen and Caistor and is within a short walk of the local primary school. Viewing of the property is highly recommended.





SERVICES

Mains Electricity, Water and Drainage. Oil Central Heating.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

LOCATION

Osgodby is a picturesque and popular village having a Village Hall and Primary School - also including Nursery and Pre-School (OFSTED Graded 'Good') and is situated approx. 3 miles from the larger well serviced town of Market Rasen. The village has a lovely community feel and offers many events/clubs at the Village Hall and also has a Bowls Club and Playing Field with play equipment. The nearby 'Hill House Equestrian Centre and Livery' on Sand Lane, Osgodby is another noteworthy feature for equine enthusiasts which features regular show jumping, dressage events and training sessions and has both indoor and outdoor arena hiring facilities.



ACCOMMODATION

ENTRANCE HALL

7' 6" x 5' 3" (2.29m x 1.6m), with UPVC double glazed door and window to the front elevation and tiled flooring.

KITCHEN/DINER

17' 9" x 12' 10" (5.41m x 3.91m), with UPVC double glazed windows to the front and rear elevations, partly vinyl flooring, fitted with a range of base units with oak work surfaces over, composite sink unit and drainer, free standing cooker, spaces for a fridge freezer and under counter freezer and a vertical radiator.

INNER HALLWAY

With tiled flooring, stairs to the first floor, storage cupboard and radiator.



LOUNGE

17' 8" x 12' 8" (5.38m x 3.86m), with UPVC double glazed window to the front elevation and radiator.

FAMILY ROOM

13' 3" x 11' 10" (4.04m x 3.61m), with UPVC double glazed window to the rear elevation and radiator.

STUDY

8' 3" x 7' 6" (2.51m x 2.29m), with UPVC double glazed window into the entrance hallway, tiled flooring and radiator.

UTILITY ROOM

10' 2" x 5' 9" (3.1m x 1.75m), with UPVC double glazed window to the rear elevation, door to the side elevation, tiled flooring, work surface with plumbing and spaces for washing machine and tumble dryer.



W.C

With tiled flooring, low level WC and wash hand basin.

FIRST FLOOR LANDING

With access to the roof void.

BEDROOM 1

20' 8" x 17' 9" (6.3m x 5.41m), with two UPVC double glazed windows to the front elevation and radiator.

EN-SUITE

8' 2" x 5' 10" (2.49m x 1.78m), with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and shower cubicle, extractor fan and radiator.

BEDROOM 2

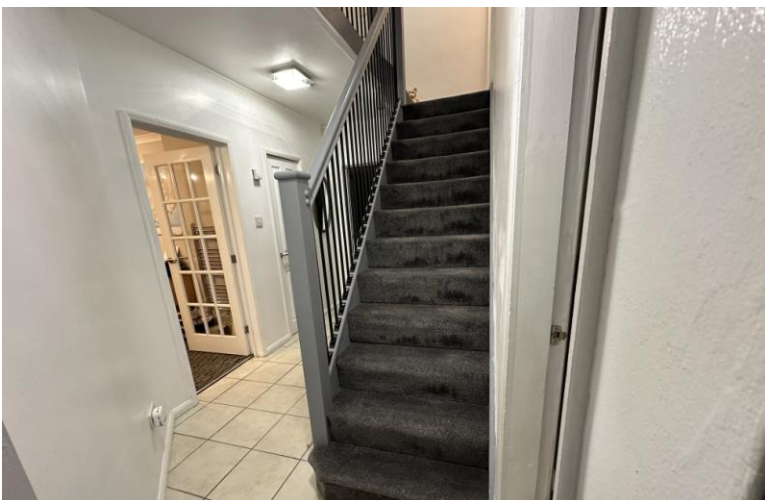
14' 0" x 9' 9" (4.27m x 2.97m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 3

12' 3" x 9' 10" (3.73m x 3m), with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 4

10' 5" x 7' 9" (3.18m x 2.36m), with UPVC double glazed window to the front elevation and radiator.





BATHROOM

6' 11" x 5' 10" (2.11m x 1.78m), with UPVC double glazed window to the rear elevation, tiled flooring, fully tiled walls, suite to comprise of low level WC, wash hand basin with cupboards below and a walk-in shower cubicle and heated towel rail.

OUTSIDE

To the front of the property there is a large blocked paved driveway providing ample off road parking and a carport to the side with access to the substantial detached timber outbuilding with a workshop area. To the rear of the property there is a lawned garden with a raised covered decked seating area and a garden shed.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our financial adviser who can help you to work out the cost of financing your purchase.

NOTE

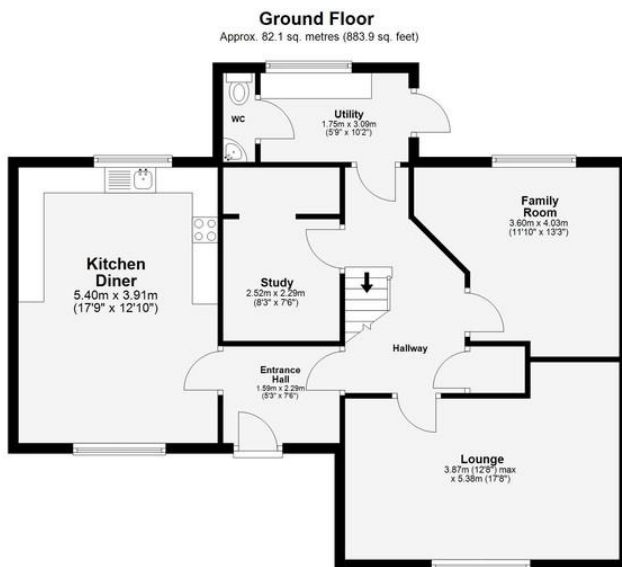
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given that:

1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 160.8 sq. metres (1730.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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