



Moor Road, North Owersby

sandersongreen

Moor Road, North Owersby, LN8 3PR

£175,000

A good size detached bungalow set on a larger than average plot with a south facing rear garden overlooking open countryside. The internal accommodation includes breakfast kitchen, lounge / diner, three bedrooms, master with en suite W.C., and family bathroom. Outside there are gardens to both front and rear and single garage. The property has an oil fired central heating system and is fully double glazed.

- DINING KITCHEN
- LOUNGE / DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- SINGLE GARAGE
- VILLAGE LOCATION
- ENERGY RATING D

Sole Agents:

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NORTH OWERSBY

North Owersby is a working farming village situated equidistance between Market Rasen in the South and the Roman town of Caistor to the North and on the edge of the Lincolnshire Wolds.

FRONT GARDEN

The front garden has a hedge bordering the front boundary, driveway leading to the single garage and turning space. The remainder is mainly laid to lawn with some flower beds. There is access into the rear garden on both sides of the property.

ENTRANCE HALL

Accessed via an open porch and having a UPVC door with glazed side panel, it has coving to the ceiling, central heating radiator and loft access.

KITCHEN/BREAKFAST ROOM

12' 3" x 10' 8" (3.74m x 3.26m) A nice square shaped kitchen fitted with a range of base and wall units in wood effect, stainless steel sink unit with mixer tap, Creda electric oven with extractor over, space and plumbing for automatic washing machine, central heating radiator and window to the rear aspect. Door to rear porch.

REAR PORCH

Having a paved floor, windows to three aspects and door to rear garden.

LOUNGE/DINER

14' 11" x 11' 8" (4.56 excluding baym x 3.58m) Having a feature stone fireplace with tiled hearth and timber mantle, electric fire, square bay to the front aspect, central heating radiator and coving to the ceiling. Arched into dining area.

DINING AREA

10' 4" x 9' 6" (3.16m x 2.90m) Having patio doors to the rear, coving to the ceiling and central heating radiator.

BEDROOM ONE

12' 4" x 10' 7" (3.77m x 3.25m) Having a window to the rear aspect, coving to the ceiling and central heating radiator.



EN SUITE W.C

3' 10" x 4' 1" (1.17m x 1.26m) Fitted with a low flush W.C and pedestal hand basin. The room is tiled to mid height and has a central heating radiator and window to the side aspect.

BEDROOM TWO

10' 10" x 9' 10" (3.31m x 3.0m) Having a window to the front aspect, coving to the ceiling and central heating radiator.

BEDROOM THREE

9' 1" x 7' 4" (2.77m x 2.26m) Having a window to the front aspect, coving to the ceiling and central heating radiator.

BATHROOM

6' 6" x 6' 6" (2.0m x 2.0m) Fitted with a shower cubicle, bath, pedestal hand basin and low flush W.C. tiled to mid height with a window to the rear aspect and central heating radiator.

AIRING CUPBOARD

Located off the hallway and housing the hot water tank with shelving for storage.

REAR GARDEN

The large south facing rear garden has a paved patio area

adjacent to the bungalow, lawned area running the full length of the garden to some fruiting trees and overlooking open fields. There are some planted flower beds with an assortment of shrubs, bulbs and roses. Pathway runs between the garage and property back to the front garden.

SINGLE GARAGE

The single garage has an up and over door, power and lighting and a rear pedestrian door.

SERVICES

All mains services are available or connected (excluding mains gas)subject to the statutory regulations. We have not tested any heating system, fixtures, appliances or services.

LOCAL COUNCIL

West Lindsey District Council 01427 676676

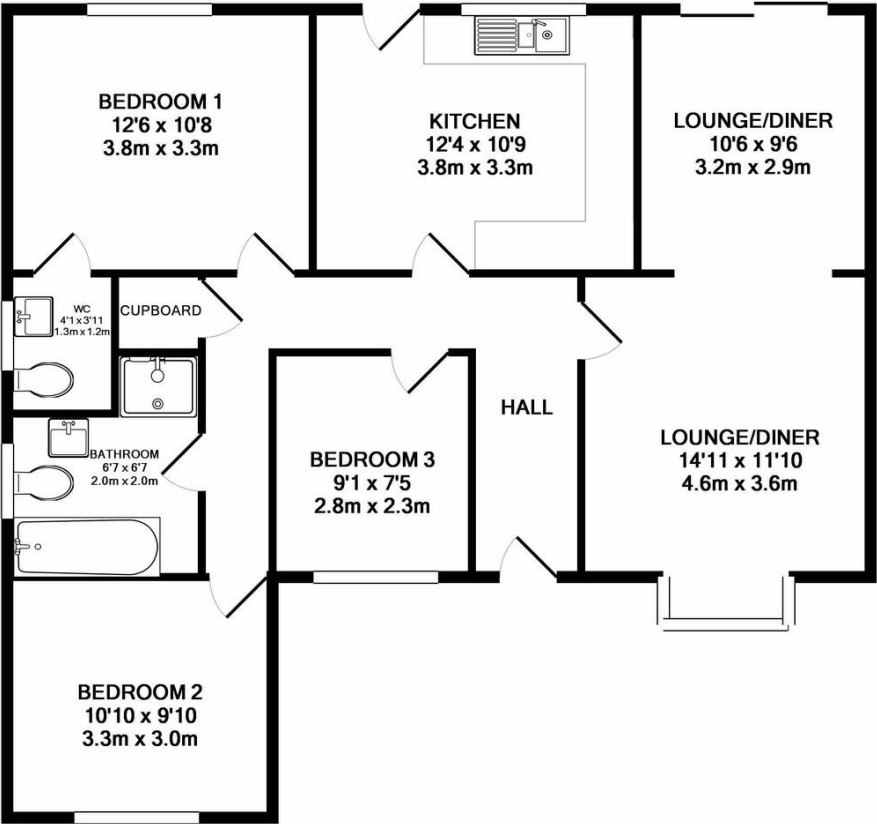
TENURE

Freehold to be confirmed by solicitors.

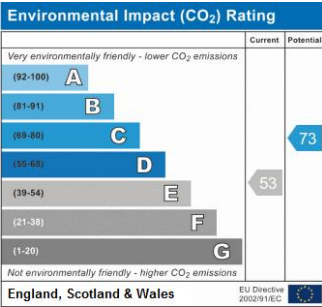
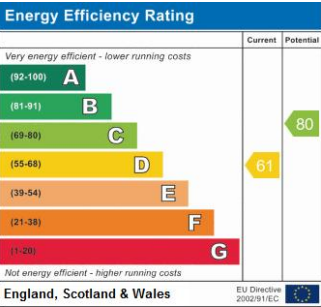
VIEWINGS

By appointment only through the agents Sanderson Green
01472 855030





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