



Kenmarie,

| Kirkby-Cum-Osgodby, Market Rasen | LN8 3PE

Offers In The Region Of

££££ ££££



Perkins George Mawer & Co.

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



# Kenmarie

Kirkby-Cum-Osgodby, Market Rasen

LN8 3PE

Spacious Detached Bungalow in Peaceful Lincolnshire Hamlet. Kirkby-Cum-Osgodby is a quiet setting less than one mile from Osgodby, it's bigger neighbouring village which has an active social calendar and thriving village community through the Village Hall, it also has a Primary School and a Post Office which opens part-time hours, whilst a wider selection of services in the Market Towns of Market Rasen, less than five miles away and Caistor which is less than ten miles distance.

This home has uPVC wood effect double glazing to the exterior and a white interior finish. There are well proportioned rooms which comprise in brief: Entrance Hall, Living Area opening to Dining Area, Kitchen, Second Sitting Room/Occasional Third Bedroom leading to Conservatory and Bathroom. Outside the bungalow sits nicely in a Good Sized Plot with Gardens to Front and Rear. There is a Driveway which provides Parking for three cars and access to a Single Garage. The Rear Garden is well established Rear Garden. It is offered for sale with No Chain.

- Spacious Detached Bungalow
- Peaceful Hamlet Setting
- uPVC Double Glazing
- Good Sized Rooms
- Two/Three Bedrooms
- Nice Sized Plot
- Parking plus Single Garage
- No Onward Chain!

## Reception Hall

Approached via uPVC entrance door with double glazed insert having stained and leaded feature. Coat cupboard. Access to loft. Airing cupboard housing hot water cylinder. Night storage heater.

## Living Area

14'10 x 10'9 (4.52m x 3.28m)

Electric fire with brick surround and wooden mantel. Coving. Night storage heater. Box window to the front. Coving. Opening to:-

## Dining Area

8'8 x 10'9 (2.64m x 3.28m)

Night storage heater. Coving. Window to side.







### Kitchen

11'8 x 8'2 (3.56m x 2.49m)

Medium oak panelled wall and base units. Roll top work-surfaces with inset single drainer stainless steel sink top. Built-in electric oven and hob. Tiled splashbacks. Window to rear. Half uPVC and half double glazed door to side.

### Second Sitting Room/Occasional Bedroom Three

9'7 x 9'1 (2.92m x 2.77m)

Night storage heater. Double glazed sliding patio doors to Conservatory.

### Conservatory

7'4 x 8'2 (2.24m x 2.49m)

Windows to sides and rear. Half uPVC and half double glazed door to garden.

### Bedroom One

11'9 x 11'0 (3.58m x 3.35m)

Night storage heater. Window to rear. Door to:-

### En-Suite Shower Room

Step-in shower cubicle. Low level w.c. Pedestal wash basin. Tiled splashbacks. Window to front. Heated chrome towel rail.

### Bedroom Two

8'5 x 8'6 (2.57m x 2.59m)

Window to front. Slimline convector heater.

### Bathroom

Panelled bath with mixer/shower tap attachment. Pedestal wash basin. Low level w.c. Heated towel rail. Night storage heater. Tiling to water sensitive areas.

### Front Garden

Pebbled driveway providing parking for three cars. Lawn. Enclosed by mature beech hedgerow.

### Single Garage

Up and over door. Door to rear garden.

### Established Rear Garden

Patio. Lawn. Mature shrubs and trees.

### Additional Information

Tenure: Freehold

Council Tax Band: T.B.C.

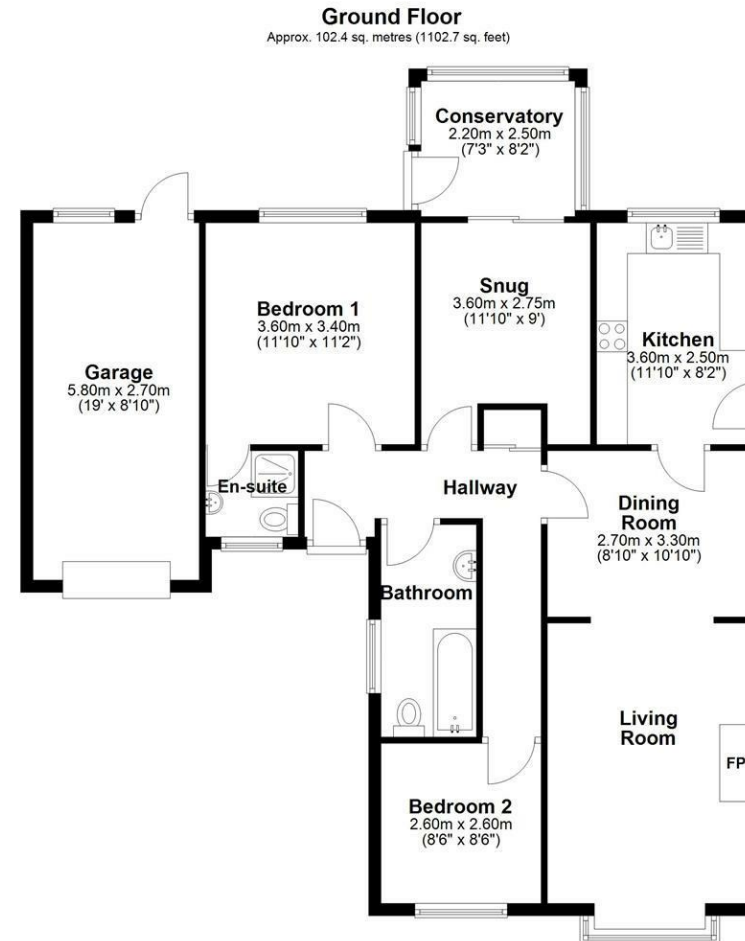
Services: T.B.C.

EPC Rating: E



#### Energy Efficiency Rating

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



Total area: approx. 102.4 sq. metres (1102.7 sq. feet)

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

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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.