



# Holm Oak, Owersby Bridge Road

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

£350,000



**Perkins George Mawer & Co.**

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

# Holm Oak

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Kirkby-Cum-Osgodby, Market Rasen

| LN8 3PE

A Pristine & Redecorated, Spacious Detached Modern Home with Open Views to the Front over Countryside, set in this quiet Rural Hamlet approximately four miles from Market Rasen which has a good selection of Independent Shops, Leisure Centre, Railway Station and Primary plus Secondary Schools. In the neighbouring village of Osgodby there is also a Primary School and Post Office which opens part-time hours. There is also a thriving village community there with many events taking place in the Village Hall.

Holm Oak has uPVC double glazing and oil fired radiator heating. The well proportioned accommodation comprises in brief: Reception Hall, Cloakroom, Kitchen Area open to Dining Area, Utility Room. There are Four Bedrooms all with built-in wardrobes, an En-Suite Shower Room and Bathroom. Outside the Front Garden, Ample Parking and Double Garage is approached through double five bar ranch style gates. There is a Rear Garden with mature shrubs and trees. Offered For Sale with No Onward Chain.

- Pristine & Redecorated Throughout
- Overlooking Countryside
- Good Sized Living Room
- Four Bedrooms, Two Bathrooms
- Parking for Several Cars
- Spacious Detached Home
- Small Rural Hamlet
- Kitchen & Dining Areas, Utility
- Double Garage & Gardens
- No Chain

## Reception Hall

Approached through half uPVC panelled and half double glazed entrance door with matching side screen. radiator. Coving. Multi pane glazed door to Living Room. White panel effect doors to Cloakroom and Kitchen Area. Stairs to First Floor with pine banister and turned spindles.

## Cloakroom

White suite of Low Level W.C. Trough style sink in wood effect vanity unit with cupboard. Radiator.

## Living Room

26'2 x 13'11 narrowing to 12'3 plus bay window (7.98m x 4.24m narrowing to 3.73m plus bay window) uPVC double glazed bay window tot he front. uPVC double glazed, double doors to rear garden. Coving. Two double radiators. open fire in Victorian style surround with wood mantel.

## Kitchen Area

15'3 x 10'8 (4.65m x 3.25m)

Range of wood effect wall and base units including two work-surface mounted glazed display cabinets and two wall mounted glazed display cabinets all with brushed steel handles. Cream coloured 'crackle' effect roll top work-surface with inset one and a half bowl, single drainer enamel sink top. Window to rear. Tiled splashbacks and tiled floor. Worcester Oil Fired Boiler. White panel effect door to Utility Room. Squared archway to Dining Room.





### Dining Area

10'4 x 10'9 (3.15m x 3.28m)

Window to front. Radiator. Coving.

### Utility Room

5'9 x 8'5 (1.75m x 2.57m)

Matching larder unit and work-surface. Tiled floor. Radiator. Half uPVC panelled and half double glazed door to rear garden.

### Landing

Airing cupboard with radiator. Access to loft space. White panel effect doors off.

### Bedroom One

12'5 x 14'0 plus wardrobes (3.78m x 4.27m plus wardrobes)

Two double wardrobes. Coving. Radiator. Window to front overlooking countryside. White panel effect door to:-

### En-Suite Shower Room

White suite of step-in shower cubicle. Pedestal wash basin. Low Level W.C. White tiling to full height with blue and grey border tiles. Window to front. Radiator.

### Bedroom Two

11'8 x 10'9 plus wardrobes (3.56m x 3.28m plus wardrobes)

Two double wardrobes. Radiator. Window to rear.

### Bedroom Three

9'4 x 14'0 pls wardrobes (2.84m x 4.27m pls wardrobes)

Two double wardrobes. Radiator. Window to Rear.

### Bedroom Four

10'0 x 10'9 plus wardrobes (3.05m x 3.28m plus wardrobes)

Two double wardrobes. Radiator. Window to front with views over countryside.

### Bathroom

White suite of panelled bath with glazed screen and shower over. Pedestal wash basin. Low Level W.C. Tiled to coving height in white tiles having border tile. radiator. Window to rear.

### Front Garden

Approached through double opening, Five Bar Ranch Gates. Block paved driveway providing parking for several cars and access to the Double Garage. Lawn. Mature shrubs. Gated access to Rear Garden.

### Double Garage

Twin up and over doors. Side convenience door.

### Rear Garden

Patio. Expanse of lawn. Mature shrubs and trees.

### Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band Rating: E - West Lindsey

Services: T.B.C. - Oil Fired Central Heating



### 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>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

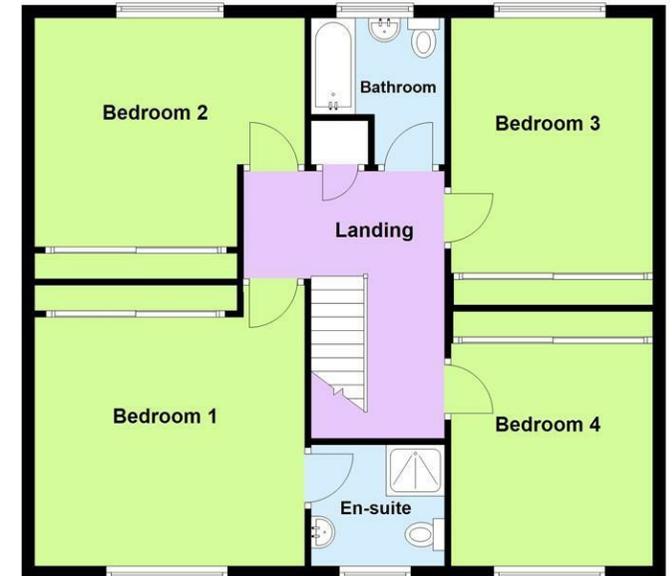
### Ground Floor

Approx. 99.2 sq. metres (1067.9 sq. feet)



### First Floor

Approx. 83.9 sq. metres (903.4 sq. feet)



Total area: approx. 183.1 sq. metres (1971.3 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:  
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