



## Bluebell Cottage, 3 Nash's Row

Main Street | Osgodby, Market Rasen | LN8 3TA

£150,000



Perkins George Mawer & Co.

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



# Bluebell Cottage

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A Character Terraced Cottage having been lovingly improved by the current owners. Situated in the peaceful village of Osgodby with pretty Lincolnshire walks and countryside surrounding and the beautiful Osgodby Woods, perfect for strolling out or walking the dog. There's a Primary School in the village and is within the catchment for Caistor Grammar School. The village has a Post Office which opens three morning's a week and an active village community with monthly and annual events set up through the village hall.

The current owners have lovingly refurbished this cottage home and added uPVC double glazing to the rear, whilst the front has sealed unit double glazing with a diamond leaded pattern, giving a real cottage look. A Multi Fuel Burner has been installed to the cozy Living Room with new chimney liner. The Kitchen/Breakfast Room has been refurbished and opened out into the Breakfast Room/Utility. On the First Floor there is a Landing, Two Bedrooms and Re-Fitted Bathroom. Outside there is a Front Garden and Good Sized Rear Garden with expanse of lawn and two patio terraces. To the rear there is Off Road Parking and the entrance to the cottage is accessed from here.

- Two Bedroom Cottage
- Close to Osgodby Woods
- Open Plan Kitchen/Breakfast
- Good Sized Garden
- Popular Village Location
- Cozy Living Room
- Re-Fitted Bathroom
- Parking to Rear

## Living Room

11'1" x 11'5" into recess (3.38m x 3.48m into recess)  
Window to front. Two wall light points. Multi Fuel Stove with replaced chimney liner. Beamed ceiling. Doorway to:-







## Kitchen/Breakfast Room

11'11 x 11'5 (3.63m x 3.48m)

Cream coloured wall and base units with with brushed steel handles. Roll top wood effect work-surface with inset one and a half bowl single drainer sink top having independently heated and thermostatic hot/cold water tap. Work-surface extending to form breakfast bar. Black electric 'ladder' radiator. Stairs to first floor with recess under. Space for cooker (available through separate negotiation) with extractor hood over and tiled splashbacks. Open to:-

## Breakfast Area/Utility

7'0 x 8'2 (2.13m x 2.49m)

Matching base units and work-surfaces. Two windows to the rear and Half uPVC double glazed door to rear garden and being the main entrance to the cottage.White electric 'ladder' radiator.

## First Floor Landing

White panelled doors off. Airing cupboard housing hot water tank.

## Bedroom One

9'8 x 8'5 min plus recess and wardrobe (2.95m x 2.57m min plus recess and wardrobe)

Built-in wardrobe. White electric 'ladder' radiator. Window to rear. dado rail.

## Bedroom Two

11'6max x 6'5 average (3.51mmax x 1.96m average)

Window to front. White electric 'ladder' radiator. Access to loft with light.

## Re-Fitted Bathroom

White suite of panelled bath having electric shower over. Low Level W.C. Round wash hand basin on wooden washstand with double storage cupboard under. Tiled to full height around the bath with vertical border tiling. Chrome electric 'ladder' radiator.

## Front Garden

Approached via wrought iron gate. Lawn. Circular flower bed. Hedgerow to front.

## Good Sized Rear Garden

Split into four sections, one having a paved patio area, second with raised and pebbled terraced and step up to expanse of lawn beyond, finally there is a 'working area' with metal shed, timber garden shed and rear pedestrian gated access t the off road parking. Cold water tap. Light. Flower borders and rockery.

## Off Road Parking

There is space for one to two cars to the rear accessed via a service road off Mill Lane.

## Additional Information

Tenure: Freehold


Services: Mains Electric, Water and Drainage - No Gas

EPC Grade: D

Council Tax Band: A - West Lindsey

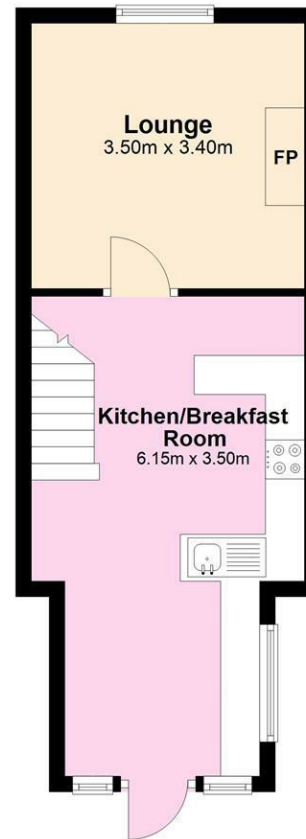


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(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		
England & Wales		EU Directive 2002/91/EC 

#### Ground Floor

Approx. 31.3 sq. metres



#### First Floor

Approx. 25.0 sq. metres



Total area: approx. 56.3 sq. metres

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.