



Killara, Main Street

| Osgodby, Market Rasen | LN8 3TA

£239,995



Perkins George Mawer & Co.

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



# Killara

Main Street |

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A two bedroom detached bungalow situated in the popular village of Osgodby with open views to the rear of the property. The accommodation briefly comprises entrance hallway, lounge, dining room, conservatory, modern styled kitchen, utility room leading to the rear garden, two bedrooms and shower room. Externally there are gardens to the front and rear and driveway offers ample parking and leads to a single detached garage.

- Detached Bungalow
- Two Reception Rooms
- Modern Styled Kitchen
- Ample Off Street Parking
- Views Over Open Fields
- Conservatory
- Two Bedrooms
- Detached Garage

## Entrance

With wall mounted electric heater, ceiling coving, dado rail and alarm system (not tested). Doors to:

## Lounge

16'4 x 11'10 (4.98m x 3.61m)

With double glazed window to the front elevation, wall mounted electric heater, ceiling coving, television point and the focal point being an electric coal effect fire with marble effect back and hearth and dark wood surround. Doors to:

## Dining Room

9'11 x 9'1 (3.02m x 2.77m)

With wall mounted electric heater, ceiling coving, double glazed French doors to the rear and door to:







### Kitchen

9'11 x 8'10 (3.02m x 2.69m)

A modern styled 'Wren' kitchen, fitted in 2022 and having a range of wall and base units with laminate work surfaces over and incorporating a stainless steel one and a half bowl sink unit with mixer tap, space for fridge, built-in double oven, electric hob with stainless steel extractor hood, ceiling coving, double glazed window to the rear and door to:

### Utility Room

6'10 x 6'6 (2.08m x 1.98m)

Providing wall unit and work surface with plumbing for automatic washing machine under, space for fridge freezer, ceiling coving, double glazed window to the rear and double glazed door to the conservatory.

### Conservatory

11'11 x 7'2 (3.63m x 2.13m/0.61m)

Being of double glazed UPVC construction, with electric wall mounted heater and leading to the rear garden.

### Bedroom One

11'10 x 10'1 (3.61m x 3.07m)

With double glazed window to the front, wall mounted electric wall heater and ceiling coving.

### Bedroom Two

11'10 x 8'5 (3.61m x 2.57m)

With double glazed window to the side, built-in wardrobe, wall mounted electric heater and ceiling coving.

### Shower Room

9'8 x 7'2 (2.95m x 2.18m)

Newly fitted in 2021 and comprising a large shower cubicle, vanity hand wash basin, low level flush W.C, wall mounted electric heater, double glazed window to the rear and built-in airing cupboard housing the water cylinder.

### Gardens

The front garden is mainly laid to lawn with hedged boundaries and a gated rear garden is sectioned with a paved patio and laid to lawn area with green house and gravelled lower garden area with established plants and shrubs, plus gardens shed. The rear garden overlooks open grassland and is enclosed by fenced and hedged boundaries.

### Garage

A driveway provides parking for ample cars and leads to a single detached garage with up and over door, power, light and single glazed window to the rear.

### Services

Heating: Electric storage heaters

Mains Electric

Drainage is to a private system

### Additional Information

Floor Area: 74 Sq m

EPC Rating: E

Tenure: Leasehold (The Lease is held by Orbit Prime Developments Ltd which is run by the owners of the 5 associated bungalows).

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		52	
(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. 921.5 sq. feet



Total area: approx. 921.5 sq. feet

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)  
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.