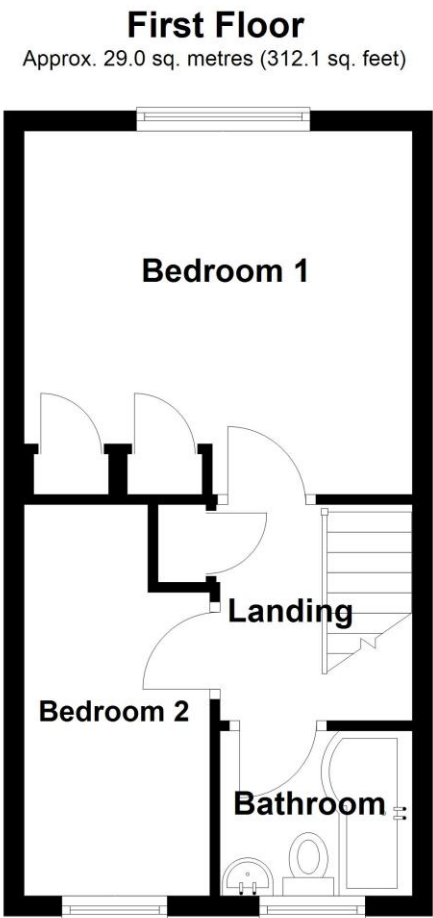
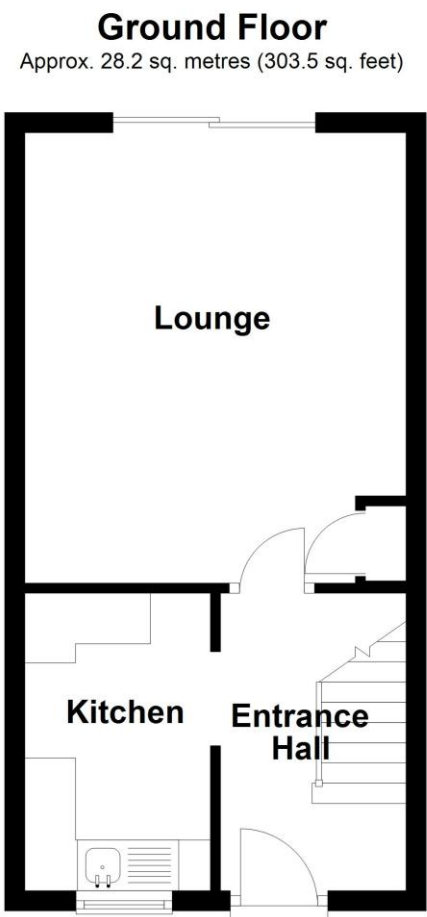


Pinfold Close, Osbournby, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		117 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Total area: approx. 57.2 sq. metres (615.7 sq. feet)



11 Pinfold Close, Osbournby, Sleaford, Lincolnshire, NG34 0DJ

£175,000 Freehold

Tucked away in a peaceful cul-de-sac within the popular village of Osbournby, this well-presented two bedroom semi-detached home offers stylish accommodation, modern fittings, and one of its most impressive features, south-facing views over open countryside. A rare and highly sought-after outlook that provides a sense of space, privacy, and tranquillity.

Two generous bedrooms | Modern kitchen and bathroom | Private south-facing rear garden | Exceptional, uninterrupted open field views | Driveway parking | Peaceful cul-de-sac village location



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DESCRIPTION

The property opens into a welcoming entrance hall leading to a bright and wellHaid-out kitchen, fitted with cabinetry and ample workspace. To the rear sits the spacious living/dining room, flooded with natural light thanks to French doors that open directly onto the garden. From here, the rural backdrop is immediately visible, making this a wonderful room to relax and entertain.

Upstairs, the home features two generous double bedrooms. Bedroom One enjoys is a generous size and benefits from a wide rear-facing window that perfectly frames the open countryside beyond.

Bedroom Two is also well-sized and offers pleasant views to the front.

A recently updated bathroom completes the first floor, fitted with a modern white suite and attractive contemporary tiling.

The rear of the property is a standout feature, south-facing, private, and backing directly onto open fields, allowing for exceptional natural light throughout the day and picturesque sunsets in the evening. A decked seating area creates an ideal spot for simply taking in the peaceful rural scenery.

To the front, the property enjoys low-maintenance landscaping and a driveway providing off-street parking.

Osournby is a highly regarded village offering quick access to Sleaford, Grantham, and the A15/A52 routes. The village provides a welcoming community atmosphere, attractive countryside walks, and the benefit of nearby amenities while retaining an appealing rural setting.

ACCOMMODATION

Entrance Hall

Kitchen - 9'8" x 6' (2.95m x 1.83m)

Lounge- 14'7" x 12'4" (4.45m x 3.76m)

First Floor Landing

Bedroom 1 - 11'9" x 12'7" (3.58m x 3.84m)

Bedroom 2 - 12'8" x 6' (3.86m x 1.83m)

Bathroom



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A