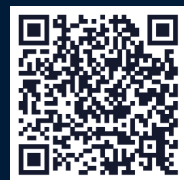




The Bungalow, Lissington Road Wickenby LN3 5AB



Book a Viewing!

£475,000

A completely renovated and extended Four Bedroom Detached Bungalow, offering beautifully modernised accommodation of approximately 165 sq.m (1,776 sq.ft). The property has undergone an extensive renovation and reconfiguration programme by the current owners, including a rear extension, new windows, new fascia and guttering, rewiring, new central heating system, complete replastering throughout, and the installation of a new water treatment plant. Set back from the road on a generous, elevated plot, the property enjoys open countryside views to the rear and sits within the peaceful village of Wickenby, ideally positioned between the Cathedral City of Lincoln and the market town of Market Rasen. The accommodation briefly comprises an Entrance Hallway, dual aspect Lounge, and a stunning open plan Living Kitchen and Dining space – the heart of the home – featuring a central skylight lantern and bi-folding doors leading out to the rear garden and patio area. The Kitchen has been fitted with a high quality range of contemporary units, Quartz work surfaces, and integrated appliances, including a double oven, fridge/freezer, and dishwasher, along with a central island incorporating an induction hob with downdraught extractor, breakfast bar, and wireless charging point. A Utility Room is located just off the Entrance Hallway, while the inner hall leads to four Bedrooms, two of which are connected by a Jack and Jill Shower Room. The fourth Bedroom is currently used as a Study, offering flexibility for those working from home. Completing the accommodation is a luxury four piece Family Bathroom with a walk in shower, bath, illuminated mirror, and heated towel rail. The property is offered for sale with no onward chain.





SERVICES

Mains electricity, water and drainage services available. Oil central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Wickenby is a picturesque semi-rural village which is set between the Market Town of Market Rasen and the Cathedral City of Lincoln. There are a wide range of local shops and amenities available in both the nearby town of Market Rasen and the village of Wragby. The Market Town of Horncastle is also easily accessible.



ACCOMMODATION

ENTRANCE HALL

With composite external door, UPVC double glazed window, herringbone laminate flooring, spotlighting, access to roof space and radiator.

LOUNGE

22' 10" x 13' 10" (6.96m x 4.22m) Dual aspect with two UPVC double glazed windows, open fireplace and two radiators.

OPEN PLAN KITCHEN DINER

22' 4" x 18' 5" (6.81m x 5.61m) A superb contemporary space with UPVC double glazed window, skylantern and bi-fold doors opening onto the rear garden and patio area. Fitted with a range of high quality wall and base units with drawers and Quartz work surfaces, sink and drainer with mixer tap, integrated double oven, integrated fridge/freezer and integrated dishwasher. The central island provides additional base storage, Quartz worktop, breakfast bar, induction hob with downdraught extractor, wireless phone charging, power points, two radiators and spotlighting.

UTILITY ROOM

10' 8" x 5' 10" (3.25m x 1.78m) With UPVC double glazed external door, fitted with base units with work surfaces, stainless steel sink and drainer, plumbing and spaces for washing machine and tumble dryer, radiator, and spotlighting.

BEDROOM 1

14' 0" x 13' 8" (4.27m x 4.17m) With UPVC double glazed window and radiator.

SHOWER ROOM

11' 0" x 5' 9" (3.35m x 1.75m) With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with drawers below, walk-in shower with tiled surround and rainfall shower, heated towel rail, spotlighting and extractor fan.

BEDROOM 2

14' 9" x 11' 7" (4.5m x 3.53m) With UPVC double glazed window and radiator.

BEDROOM 3

12' 2" x 11' 9" (3.71m x 3.58m) With UPVC double glazed window and radiator.

BEDROOM 4 / STUDY

12' 1" x 6' 6" (3.68m x 1.98m) With UPVC double glazed window and radiator.

BATHROOM

8' 3" x 8' 0" (2.51m x 2.44m) With UPVC double glazed window, low level WC, wash hand basin with drawers below, bath with tiled surround, walk-in shower with rainfall shower, illuminated wall mirror, heated towel rail, spotlighting and extractor fan.

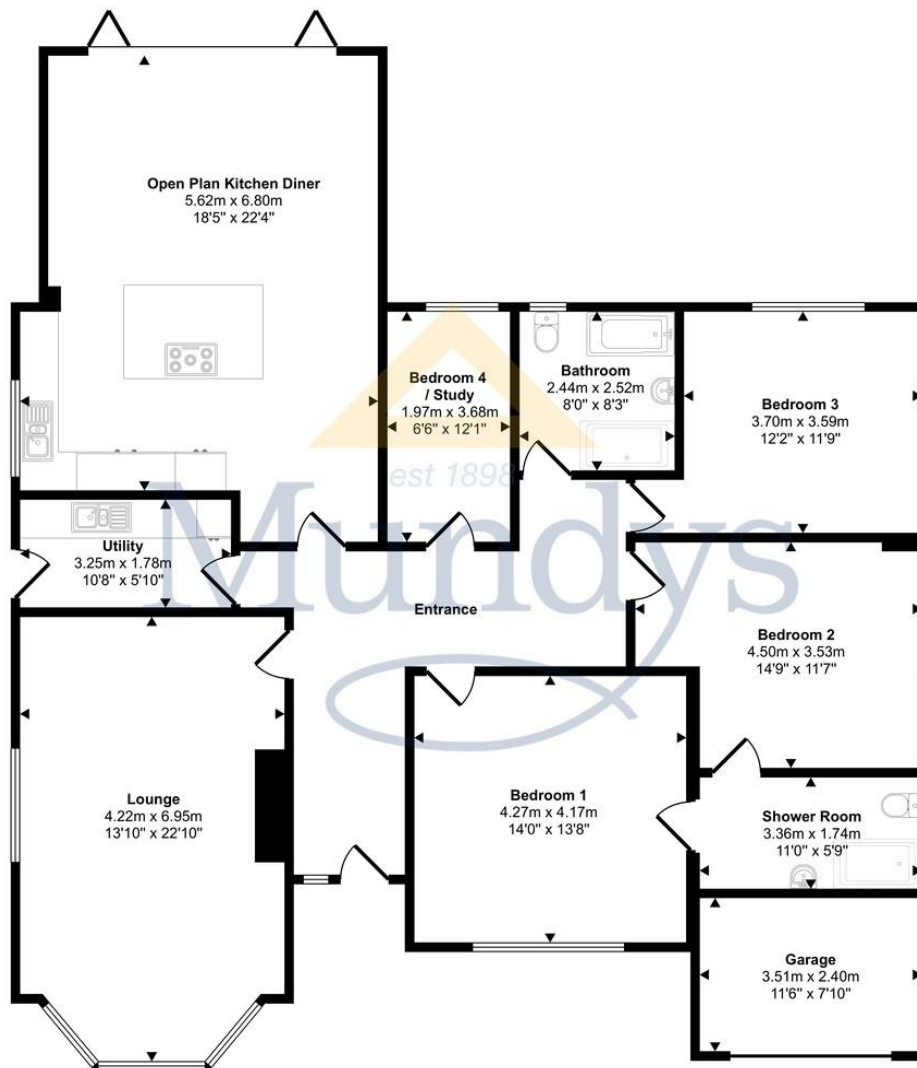
OUTSIDE

The property enjoys a generous frontage, set back from the road with a gravel driveway providing ample off-road parking and gives access to a garage/storage space. The gardens have been thoughtfully landscaped to create a private and practical outdoor setting. The rear garden includes a large paved patio area ideal for outdoor dining and entertaining, along with an expanse of lawn, raised borders, and open countryside views beyond the boundary. The elevated position enhances both privacy and the picturesque outlook.





Approx Gross Internal Area
173 sq m / 1860 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Water and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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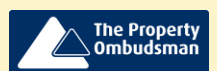
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



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