



The Beeches

Lissington, Lincoln, LN3 5AE

£450,000

Offered for sale with No Chain, this impressive and extended family home is nestled upon a generous wraparound plot of approx. 0.3 Acres (STS) and enjoys scenic rural farmland views whilst also offering the added benefit of an Integral Garage and Large Workshop to the rear of the Garden. The Beeches offers well proportioned living accommodation to briefly comprise of Entrance Hall, three Reception Rooms, Breakfast Kitchen, Conservatory, Large Rear Entrance Hall, Utility Room, WC, four Bedrooms and a Family Bathroom. Externally, the wonderfully private and well established grounds have various seating areas, perfect for summer entertaining.



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SERVICES

Mains electricity and water. Oil Fired central heating. Drainage to septic tank/cess pit. Fast fibre broadband available up to 900mbs.

EPC RATING – E.

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading south out of Market Rasen via B1202, proceed through Linwood and enter the village of Lissington. Take the right turning onto Wickenby Road and the property can be found on the right hand side, just before leaving the village.

LOCATION

Lissington is a picturesque semi rural village which is set between the Market Town of Market Rasen and the City of Lincoln. There are a wide range of facilities and amenities available in the nearby Market Town of Wragby.



ACCOMMODATION

ENTRANCE HALL

With hardwood entrance door, new carpet, doors to each of the Reception Rooms, door to Ground Floor WC, radiator, ceiling light point and staircase rising to the First Floor.

SITTING ROOM

18' 0" x 11' 11" (5.49m x 3.64m) Having dual aspect views provided by uPVC windows to the front and side elevations, uPVC French style doors to the Conservatory, ceiling light point, two wall light points, large radiator and a marble feature fireplace with inset fire (currently disconnected but uses bottled gas).



CONSERVATORY

12' 6" x 11' 3" (3.82m x 3.45m) Having uPVC windows to the front, side and rear elevations, uPVC door to the garden, fan ceiling light point and vinyl flooring.

WC

6' 0" x 6' 0" (1.84m x 1.84m) With vinyl flooring, radiator, frosted window with wooden frame to the rear elevation, wash hand basin with tiled splashbacks and vanity mirror wall recess.

LOUNGE

14' 11" x 12' 2" (4.55m x 3.72m) Having dual aspect views provided by uPVC windows to the front and side elevations, two wall light points, ceiling light point, radiator, new carpet, sandstone feature fireplace with inset multi-fuel burner and open archway to:



DINING ROOM

11' 1" x 12' 7" (3.40m x 3.86m) Newly carpeted with uPVC window to the side elevation, radiator, ceiling light point, door to the Entrance Hall and door to:

BREAKFAST KITCHEN

11' 10" x 15' 5" (3.63m x 4.70m) Having a comprehensive range of fitted units to base level with contrasting work surfaces over, tiled upstands, inset stainless steel sink unit, Bosch electric fan oven, Neff electric hob with extractor above, space for a dishwasher, further complementary units to eye level, vinyl flooring, uPVC window to the rear elevation, two ceiling light points, floor standing oil fired central heating boiler with work surface over and thermostat above, storage/Larder cupboard and door to the Rear Entrance Hall.



REAR ENTRANCE HALL

11' 3" x 9' 2" (3.43m x 2.81m) Having hardwood entrance door with frosted glazed side panel, ceiling light point, radiator, sliding door to the Integral Garage and opening to:



UTILITY ROOM

9' 9" x 7' 10" (2.98m x 2.41m) Having uPVC window to the rear elevation, uPVC door to the Rear Garden, ceiling light point, wash hand basin with tiled splashbacks and tiled flooring.

FIRST FLOOR LANDING

Newly carpeted with large uPVC window to the rear elevation, ceiling light point, radiator, loft access ceiling hatch and doors to all principal First Floor rooms.

BEDROOM THREE

13' 1" x 8' 0" (4m x 2.46m) Having dual aspect views provided by uPVC windows to the side and rear elevations, ceiling light point, radiator and new carpet.



BEDROOM TWO

16' 2" x 10' 2" (4.93m x 3.12m) With uPVC window to the front elevation, ceiling light point, radiator, two built-in storage closets and new carpet.

FAMILY BATHROOM

11' 3" x 7' 11" (3.45m x 2.42m) Having frosted uPVC window to the side elevation, vinyl flooring, majority tiled walls, large airing cupboard with shelving and housing the hot water tank, radiator, two ceiling light points, large walk-in shower with aqua panelling, handrails and direct feed shower, wash hand basin, WC, panelled bath and extractor.



INNER LANDING

14' 4" x 2' 11" (4.39m x 0.90m) With a ceiling light point, a useful built-in storage closet and leading to Bedrooms One and Four.

BEDROOM FOUR

10' 9" x 9' 4" (3.29m x 2.85m) Having uPVC window to the side elevation, ceiling light point, radiator and new carpet.

BEDROOM ONE

12' 2" x 15' 4" (3.72m x 4.68m) Having dual aspect views provided by uPVC windows to the front and side elevations, ceiling light point, radiator and new carpet.



OUTSIDE

Situated on a generous wraparound plot of approx 0.3 Acres STS and enjoying scenic rural farmland views. The property has a long gated entrance driveway leading in turn to the Garage and Rear Entrance Door. There are well established lawned gardens with flowerbed, shrubs and borders to each side. The Front formal lawn continues with a pedestrian pathway to the Formal Front Entrance, paved patio area enjoying the south facing orientation and natural screening by mature beech trees as is the property's namesake.



The Rear Garden is set predominately to lawn with enclosed boundaries, shrubs, flowerbeds and a large paved patio seating area. There is a working garden area to the rear of the Garage and the property's oil storage tank is situated down this far side. To the rear of the garden there is a substantial Workshop/Store which is ideal for additional storage or hobbies etc.

GARAGE

10' 1" x 18' 4" (3.09m x 5.59m) Having window to the rear elevation, ceiling light point, power, up and over door to the front elevation and a sliding door to the Rear Entrance Hall.



OUTBUILDING - LARGE WORKSHOP/GARAGE

20' 2" x 12' 6" (6.17m x 3.83m) With power, lighting and up and over door.

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

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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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

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Total area: approx. 194.3 sq. metres (2091.4 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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