



Sycamore House, Linwood Road, Lissington, Lincoln, LN3 5AE



Book a Viewing!

£495,000

A substantial detached home offering approx. 378m² of accommodation. The property is being sold with No Onward Chain.

Sycamore House is a distinctive and versatile home dating back to the 1800s, situated in the village of Lissington between Wragby and Market Rasen and within easy reach of Lincoln. The property offers extensive space, both inside and out, making it ideal for large families or those looking for flexible living arrangements.

The ground floor offers an impressive layout with seven reception areas. Three are open-plan and enjoy outlooks to the front and side of the property, while a further four interconnect and overlook the rear gardens. These two zones are linked by an inner hallway, allowing the layout to flow well throughout. The ground floor also includes two large storage rooms, a utility space, four WCs and a spacious kitchen currently fitted with a commercial-style kitchen setup, offering an industrial feel. The first floor has a more traditional layout and has been beautifully renovated to a high standard. It includes four bedrooms, a large first-floor lounge, a study and a family bathroom. Bedroom one benefits from a dressing area and an en-suite and bedroom four currently has direct access to the bathroom - perfect for guests or older children.

Outside, the property has a wide frontage providing generous off-road parking and a sizeable rear garden that includes a children's play area, mature trees and a vegetable patch.

This is a rare opportunity to purchase a substantial period home with a unique layout, full of character and offering excellent space inside and out.



SERVICES

Mains Electricity and water. Drainage to Septic Tank.
Oil Fired Central Heating.

EPC RATING – F.

COUNCIL TAX BAND – TBC.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Lissington is a 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

STORAGE ROOM

7' 11" x 9' 7" (2.41m x 2.92m)

RECEPTION AREA

21' 4" x 11' 4" (6.5m x 3.45m)

RECEPTION AREA

15' 2" x 10' 6" (4.62m x 3.2m)

RECEPTION AREA

17' 9" x 13' 9" (5.41m x 4.19m)

HALLWAY

7' 9" x 7' 0" (2.36m x 2.13m)

PORCH

5' 4" x 4' 2" (1.63m x 1.27m)

4x WC

RECEPTION AREA

15' 1" x 14' 6" (4.6m x 4.42m)

RECEPTION AREA

15' 1" x 13' 5" (4.6m x 4.09m)

RECEPTION AREA

12' 6" x 10' 8" (3.81m x 3.25m)

RECEPTION AREA

15' 2" x 12' 3" (4.62m x 3.73m)

KITCHEN

16' 10" x 13' 5" (5.13m x 4.09m)

STORAGE ROOM

ENTRANCE

FIRST FLOOR LANDING

BEDROOM 1

17' 10" x 11' 5" (5.44m x 3.48m)

BEDROOM 2

15' 7" x 15' 5" (4.75m x 4.7m)

BEDROOM 3

13' 1" x 11' 8" (3.99m x 3.56m)

BEDROOM 4

10' 10" x 9' 11" (3.3m x 3.02m)

EN-SUITE

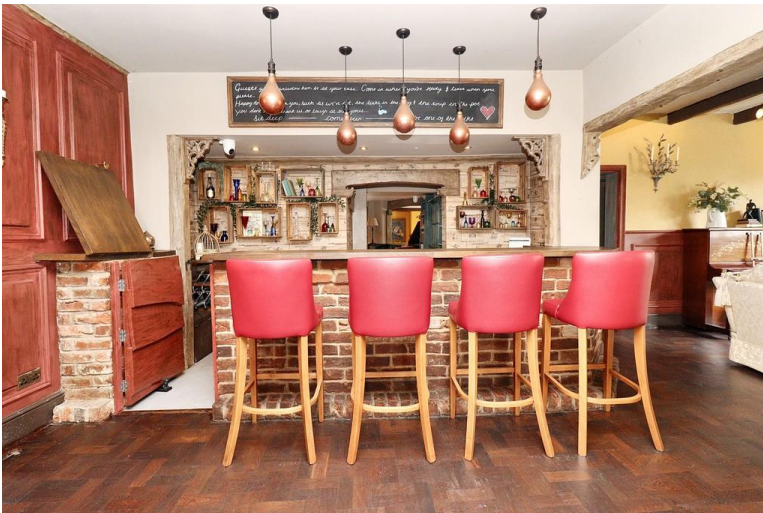
10' 5" x 7' 11" (3.18m x 2.41m)

BATHROOM

10' 7" x 14' 4" (3.23m x 4.37m)

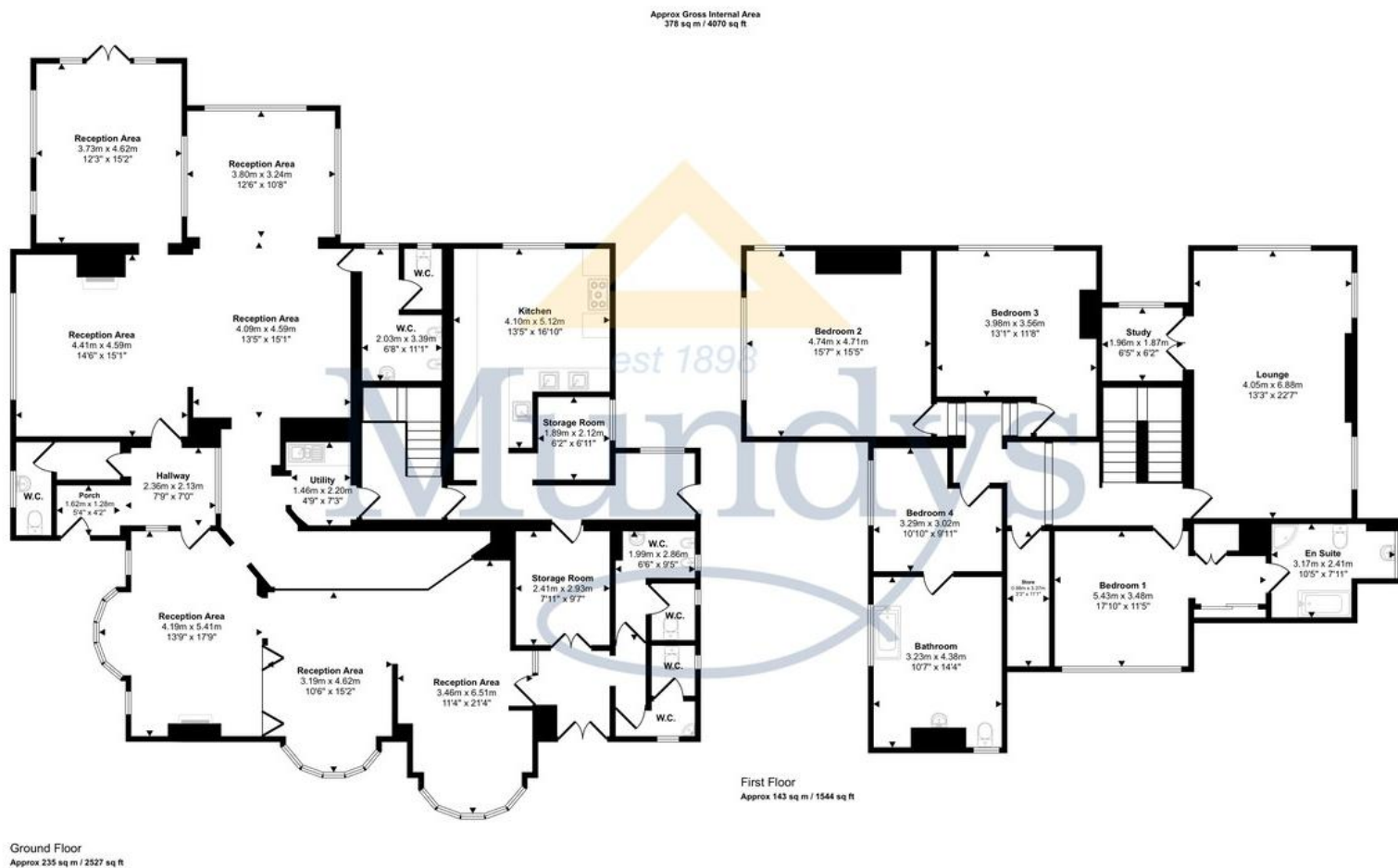
STUDY

6' 5" x 6' 2" (1.96m x 1.88m)









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 misstatement. 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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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.

Claverings will be able to provide information and services they offer relating to removals. 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 M RICS.

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 for themselves and the vendors (Lessors) for whom they act as Agents give 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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

www.mundys.net