



**Rosehaven, Wickenby,
Lincoln, LN3 5AB**



Book a Viewing!

£640,000

An impressive detached family home located in the sought-after village of Wickenby, ideally positioned for access to the market town of Market Rasen, the nearby village of Wragby, and the cathedral city of Lincoln. Rosehaven sits within its own established grounds of approximately 0.69 of an acre, enjoying wraparound lawned gardens, a large patio with electric sun canopy, and open field views. The property is accessed via an in-and-out gravel driveway providing off-road parking and access to a detached triple garage. Internally, the property is immaculately presented and has been tastefully updated by the current owners, including a renovated kitchen and modernised bathrooms. The accommodation offers excellent flexibility and is well-suited for family or multi-generational living, with bedrooms and bathrooms arranged over both floors. Viewing is essential to fully appreciate the quality, space, and setting on offer.





SERVICES

Mains water and electricity. Septic tank drainage. Oil-fired central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

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

PORCH

With composite external door and tiled flooring.

ENTRANCE HALL

With UPVC double glazed window, stairs to first floor with understairs storage cupboard.

LOUNGE

18' 3" x 14' 3" (5.56m x 4.34m) With UPVC double glazed window, fireplace with multi-fuel burner inset, and two radiators.

CONSERVATORY

12' 10" x 11' 5" (3.91m x 3.48m) With UPVC double glazed windows and double doors into the rear gardens, laminate flooring, and power points.

KITCHEN

19' 9" x 11' 6" (6.02m x 3.51m) With UPVC double glazed window and double external doors, tiled flooring, and fitted with a range of wall, base units and drawers with quartz work surfaces and tiled splashbacks, integrated double oven, four-ring ceramic hob with extractor over, composite sink drainer with Clearwater tap, integrated dishwasher and radiator.

UTILITY ROOM

12' 7" x 9' 0" (3.84m x 2.74m) With UPVC double glazed window and external door, tiled flooring, base units with work surface and tiled splashbacks, composite sink drainer, plumbing and space for washing machine, spaces for fridge and freezer, wall-mounted unit housing the oil-fired boiler and radiator.

WC

With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with tiled splashback and radiator.

DINING ROOM

13' 10" x 9' 7" (4.22m x 2.92m) With UPVC double glazed window, laminate flooring, and radiator.

STUDY

7' 9" x 7' 1" (2.36m x 2.16m) With UPVC double glazed window and radiator.

FAMILY ROOM / BEDROOM 5

14' 1" x 8' 2" (4.29m x 2.49m) With UPVC double glazed window and radiator.

SITTING ROOM / BEDROOM 6

14' 1" x 9' 7" (4.29m x 2.92m) With Two UPVC double glazed windows and radiator.





BEDROOM 2

13' 10" x 10' 11" (4.22m x 3.33m) With two UPVC double glazed windows, fitted wardrobe, and radiator.

EN-SUITE

9' 0" x 4' 10" (2.74m x 1.47m) With UPVC double glazed window, tiled flooring, low level WC, wash hand basin, walk-in shower with tiled surround and drain, heated towel rail, and extractor fan.

BATHROOM

13' 10" x 7' 5" (4.22m x 2.26m) With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with cupboard below, bath with tiled surround and mains shower over, heated towel rail, and extractor fan.



FIRST FLOOR LANDING

With UPVC double glazed window and access to bedrooms and shower room.

BEDROOM 1

21' 6" x 14' 9" (6.55m x 4.5m) With two UPVC double glazed windows, radiator, and walk-in wardrobe.

WALK-IN WARDROBE

8' 2" x 5' 0" (2.49m x 1.52m)

EN-SUITE

9' 4" x 8' 6" (2.84m x 2.59m) With UPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin with cupboard below, bath with tiled surround, walk-in shower with drain, heated towel rail, and extractor fan.



BEDROOM 3

17' 9" x 11' 6" (5.41m x 3.51m) With three UPVC double glazed windows, radiator, and built-in wardrobe.

BEDROOM 4

17' 7" x 12' 4" (5.36m x 3.76m) With two UPVC double glazed windows and radiator.



SHOWER ROOM

8' 1" x 7' 9" (2.46m x 2.36m) With Window, vinyl flooring, low level WC, wash hand basin with tiled splashback, shower cubicle with tiled surround, fitted cupboards, and radiator.

TRIPLE GARAGE

28' 0" x 17' 9" (8.53m x 5.41m) With three electric doors, a UPVC double glazed window, external door, power and lighting, and a log store to the rear.



STORAGE

16' 5" x 15' 7" (5m x 4.75m) With two UPVC double glazed windows, external door, power, and lighting.

OUTSIDE

The property is approached via an in-and-out gravel driveway providing ample off-road parking and access to a detached triple garage. The property is set within grounds of approximately 0.69 of an acre, surrounded by open fields. The gardens are mainly laid to lawn with mature shrubs and trees. To the rear there is a spacious patio area with an electric sun canopy offers the perfect space for outdoor entertaining.



WEBSITE

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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 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 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.
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Total area: approx. 354.9 sq. metres (3820.1 sq. feet)



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 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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