



The Lodge

Lissington Road, Wickenby, Lincoln

BROWN & CO JH Walter



The Lodge, Lissington Road, Wickenby, LN3 5AB

A rare opportunity to acquire a spacious detached family home with approximately 4.5 acres and an outdoor swimming pool in the rural village of Wickenby.

The property itself comprises of an entrance porch, entrance hall, WC, Kitchen, Utility, Dining Room, Sitting Room, Snug and Conservatory to the ground floor, along with a master bedroom with en-suite, three further double bedrooms and bathroom to the first floor.

Outside to the front is a driveway which leads to a double garage. To the rear is a substantial garden comprising of a patio, large lawn, swimming pool with pool room, workshop, summerhouse, large paddock, orchard and woodland.



ACCOMMODATION

Ground Floor

Entrance Porch

Front entrance door and double glazed windows to front, door opening into:

Entrance Hall

Stairs rising to first floor, storage cupboard, radiator.

WC

Double glazed window to front, WC, wash basin.

Dining Room

Double glazed window to front.

Kitchen

Double glazed windows to side and rear, drainer sink, worktops, base and eye level storage units, space for cooker with extractor over, tiled floor, radiator.

Utility

Double glazed windows to side and rear, drainer sink, worktops, base level storage units, spaces for washing machine, tumble dryer, fridge and freezer, radiator.

Conservatory

Double glazed window to side, entrance door to rear

Sitting Room

Double glazed window and sliding patio doors to rear, fireplace, radiator, archway opening into:

Snug

Double glazed windows to front and side, radiator.

First Floor

Landing

Double glazed window to front, loft access, radiator.

Bedroom One

Double glazed window to rear, built in wardrobes and cupboard, radiator.

En-Suite

Double glazed window to rear, WC, pedestal wash basin, bidet, shower cubicle, heated towel rail.

Bedroom Two

Double glazed window to front, built in wardrobes, radiator.

Bedroom Three

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Four

Two double glazed windows to front, built in wardrobes, radiator.

Bathroom

Double glazed window to rear, vanity wash basin, bath, WC, shower cubicle, heated towel rail.



Outside

To the front is a driveway providing ample off street parking which leads to a double garage with two up and over doors. To the front is a lawn whilst gated side access leads to a substantial rear garden which consists of a paved patio, swimming pool with pool room, extensive lawn, woodland, orchard, paddock, garaging and summerhouse. In total the grounds come to approximately 4.5 acres.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band E

MOBILE

We understand from the Ofcom website there is limited mobile coverage from O2 and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 31 Mbps and an upload speed of 7 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We

are most grateful for your assistance with this.

VIEWING PROCEDURE

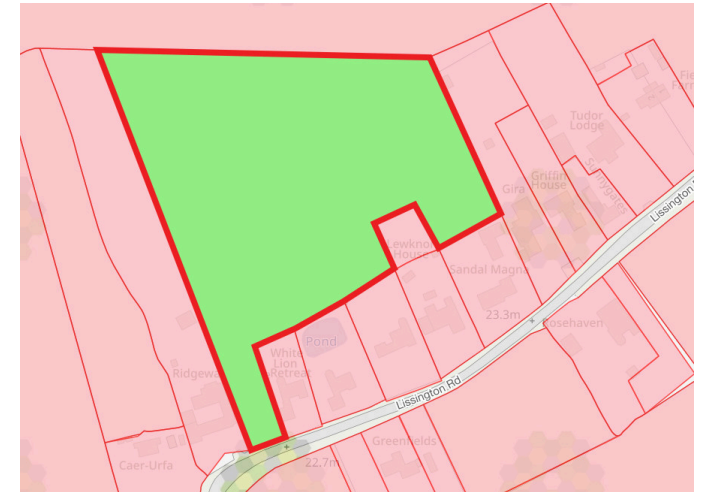
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

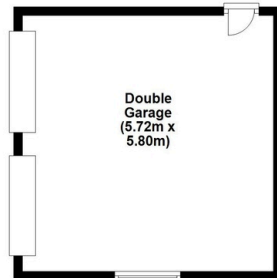
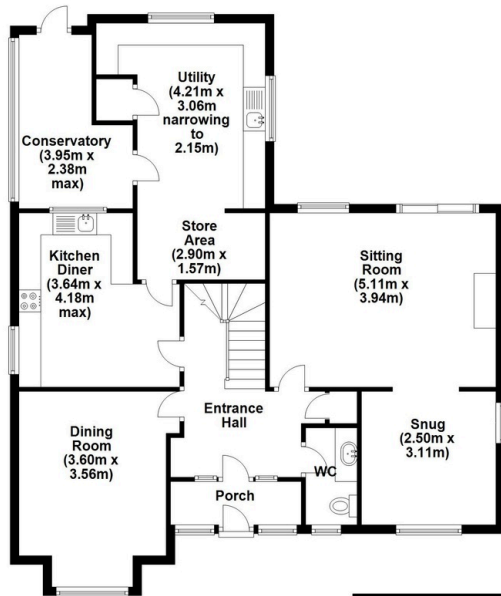
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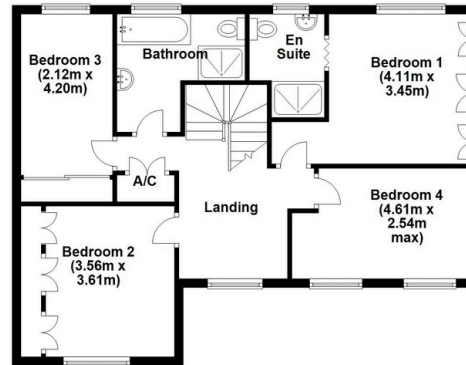
Ground Floor
Approx. 138.5 sq. metres (1490.6 sq. feet)



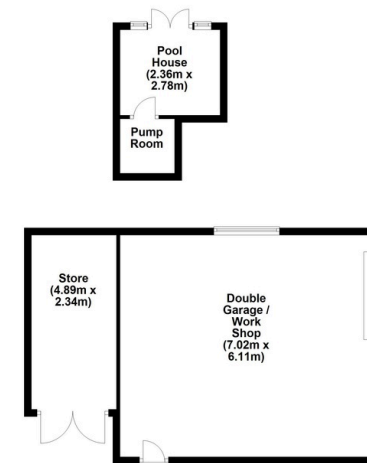
Total area: approx. 210.5 sq. metres (2265.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

First Floor
Approx. 72.0 sq. metres (774.8 sq. feet)



Ground Floor
Approx. 63.8 sq. metres (686.9 sq. feet)



Total area: approx. 63.8 sq. metres (686.9 sq. feet)

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IMPORTANT NOTICES

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