



Willow House
Station Road, Wickenby, Lincoln. LN3 5AB

BELL



Willow House

Wickenby

This is good sized three-bedroom semi-detached modern family home, built in 2022 by the very well-respected Paul Roberts Builders Ltd, with excellent contemporary design style appointment throughout as well as a very substantial and eye catching Living Dining Kitchen! The property benefits from having an Air Source Heat Pump central heating system with underfloor heating on the grounds floor and radiators on the first floor.

The house has an EPC Rating of B with a potential for an A Rating should appropriate Solar Water heating and Photovoltaic Panels be installed in the future. The driveway provides more than ample parking for family and visitors and there are good-sized grounds extending to 0.14 of an acre to enjoy.

ACCOMMODATION

Attractive oak featured tiled **Storm Porch** with obscure double glazed main entrance door to:

Entrance Lobby having staircase up to first floor with attractive oak featured balustrade, fitted boot/storage cupboard to one corner, cupboard housing the ground floor underfloor heating manifold controls Wood style laminate flooring and contemporary design style oak feature panel doors through to living dining kitchen and to:

Large Cloakroom comprising; attractive wash hand basin with toiletry cabinet below and a small tile splashback above, low level WC and wood style laminate flooring.

Substantial Living Dining Kitchen providing the hub of the house having a delightful view to the south over the grounds with French doors providing access out onto the garden patio





area; accompanying views to both north and west over the driveway. The large kitchen area has a very appealing range of contemporary style base, drawer and wall units, work surface area with single drainer one and a half bowl sink unit and space for laundry white good beneath. Further extensive area of work surface extending around the adjoining walls with concealed dishwasher, ceramic hob to surface with cooker hood extractor above. To the end of these units is a built in brushed steel feature oven and microwave with cupboard space above and built-in concealed fridge/freezer. To one side of the kitchen is a good size dining area with to one end, a large living space to enjoy. Wood style laminate flooring and inset ceiling spotlight fittings.

First Floor

Landing having a westerly outlook into the village; access to roof space, radiator. Appealing contemporary design style panel doors through to all adjoining accommodation.

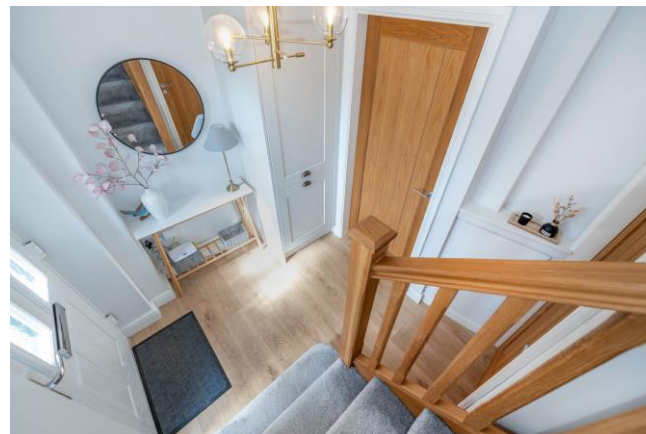
Principal Bedroom enjoying a most appealing outlook across to adjoining homes in the village and woodland/countryside beyond. 'Reflective Design' contemporary design style fitted wardrobe space to one corner (10 years warranty from fitting), wood style laminate flooring and radiator. Door to:

En-suite Shower Room having built-in shower cubicle with appropriate shower fitting and full height wall tiling, attractive wash hand basin with toiletry cabinet below and small tiled splashback above, low level WC. Wood style laminate flooring, ladderback style radiator/towel rail and extractor vent.

Bedroom 2 with a very pleasant view down over the good size main garden to the south; and radiator.

Bedroom 3 having a southerly outlook over the front grounds; built in airing cupboard to one corner with panel doors containing the insulated hot water cylinder and immersion heater; radiator.

Bathroom to be appointed in a contemporary design style with panelled bath to one wall, accompanying shower fitting and shower screen with tile splashback above, wash hand basin with toiletry cabinet beneath and small splashback above, low level WC. Ladderback style radiator/towel rail, wood style laminate flooring and extracted vent.





OUTSIDE

The house stands in a very pleasant position on the northern country fringe of the village, approached from the roadside across shared gravel driveway which is also utilised by the adjoining Haven House. There is a good size parking area for both family and visitors set down the western elevation of the house where the Aeron 3 air source heat pump is located.

The house benefits of having surprisingly good size garden which has been predominantly laid to lawn, enjoying southerly and westerly aspects. The garden is well enclosed to the boundaries by mature hedging set along the lane boundary and panelled fencing along the southern and western boundaries. Adjoining the southern elevation of the house is a very good sized patio area on which the French doors of the living dining kitchen open; to the south western corner of the garden is a small paved patio area for garden seating, set underneath a shading mature willow tree.

There are exterior light fittings and a water tap.

THE AREA

The property is very pleasantly located in the heart of Wickenby, a small peaceful rural village surrounded by open countryside, 4 miles (7 mins) to Wragby, 7.5 miles (12 mins) to Market Rasen and 11 miles (20 mins) to historic Lincoln for full city amenities.

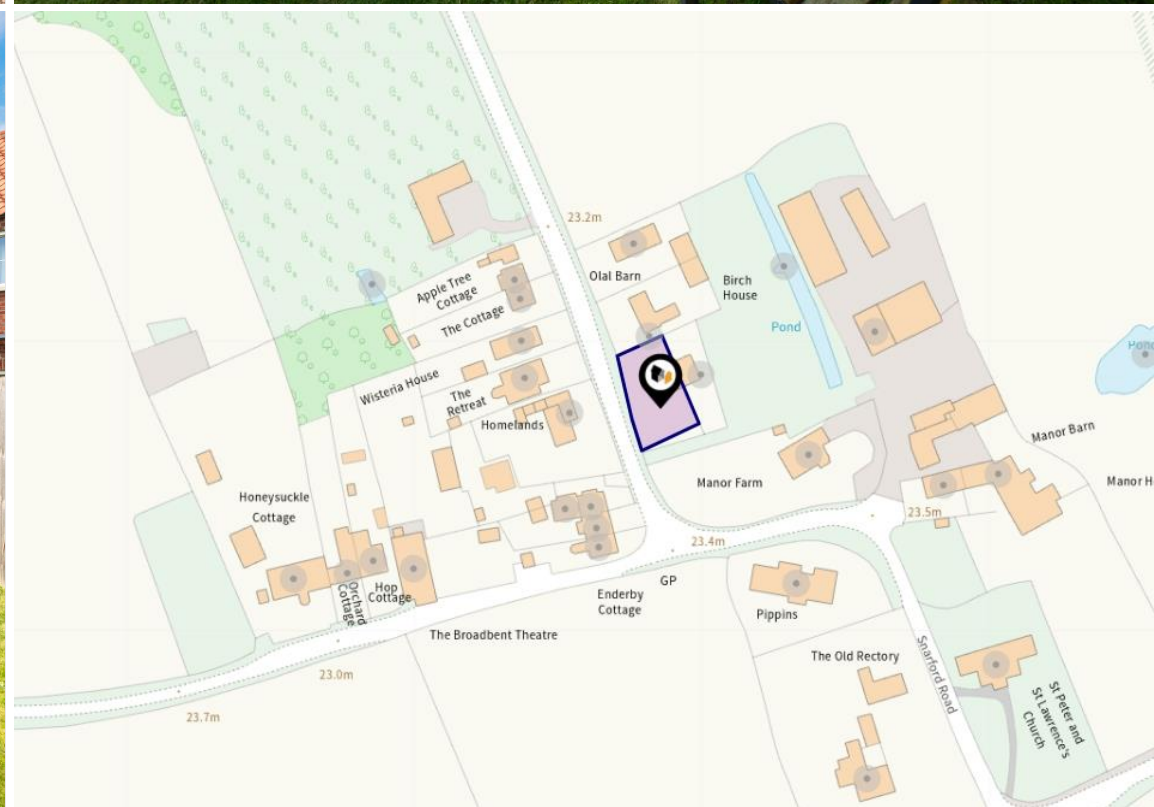
There are excellent road links via A46 and A158 and rail connections to London via Lincoln or Market Rasen. To the south of the village is the former RAF Wickenby, which is now only a small civil aerodrome. There is mile upon mile of quiet country, lanes, public footpaths and bridleways to explore in the area, many leading up onto the wonderful rolling countryside of the Lincolnshire Wolds to the east.

West Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: B

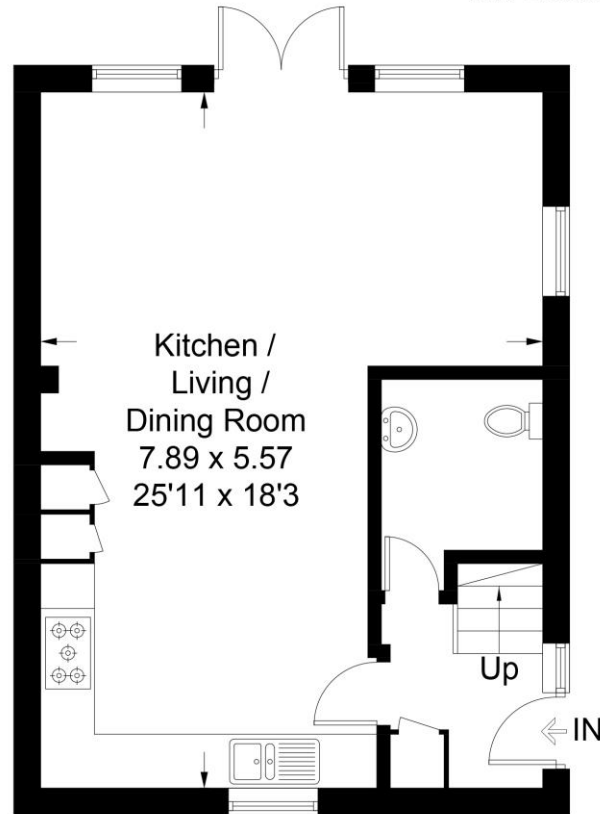
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org> Brochure prepared 7.5.2025

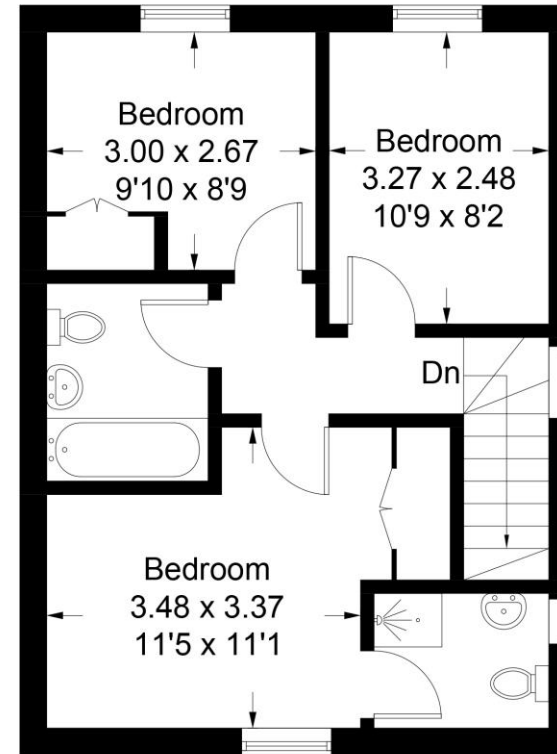


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Approximate Gross Internal Area
Ground Floor = 43.7 sq m / 470 sq ft
First Floor = 43.4 sq m / 467 sq ft
Total = 87.1 sq m / 937 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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