



Snelland Road , Wickenby



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Offers over £215,000

- 1940's Semi-Detached House
- Three Bedrooms
- Countryside Views
- Bathroom & Ensuite
- Driveway, Good sized plot
- Lounge & Dining Room
- Freehold
- EPC rating D



Spacious 1930's THREE BEDROOM semi-detached house. Located in the rural village of Wickenby just twelve miles from Lincoln and five miles from Market Rasen. Boasting field views to both the front and the rear of the property. The property also benefits from a generous plot with ample parking.

The accommodation on offer consists of Entrance Hall, Bay Fronted Lounge, Dining Room, Kitchen and Bathroom to the ground floor. To the first floor there are Three Bedrooms with En-Suite to Bedroom One. The property is set back from the road with a lawned frontage with borders of mature planting & a wide driveway leads down the side of the property allowing parking for up to four cars. The south facing good sized, mature and secluded garden boasts fruit trees to include pear, apple, and plum. There are well stocked borders with a variety of mature plants & shrubs.

Entrance Hall

External door to front aspect, stairs to first floor and radiator.

Lounge

3.32m x 3.47m (10'11" x 11'5")

Window to front aspect, feature open fireplace and radiator.

Dining Room

3.61m x 5.32m (11'10" x 17'6")

Window to rear aspect, multi fuel heating system and radiator.



Kitchen

2.09m x 3.01m (6'11" x 9'11")

Window and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, four ring electric hob, electric oven and space and plumbing for washing machine.

Bathroom

2.09m x 1.75m (6'11" x 5'8")

Window to rear aspect and fitted with panel bath with shower over, low level WC, wash hand basin and radiator.

Landing

Access to loft.

Bedroom One

4.36m x 3.38m (14'4" x 11'1")

Window to front aspect and radiator.

En-Suite

Fitted with corner shower unit, low level WC, wash hand basin and radiator.

Bedroom Two

3.55m x 2.56m (11'7" x 8'5")

Window to front aspect and radiator.

Bedroom Three

2.53m x 2.66m (8'4" x 8'8")

Window to front aspect and radiator.



Outside

To the front of the property there is a concrete driveway with parking for up to four cars. To the rear of the property is an enclosed garden with two outbuildings and green house.

Agent Note

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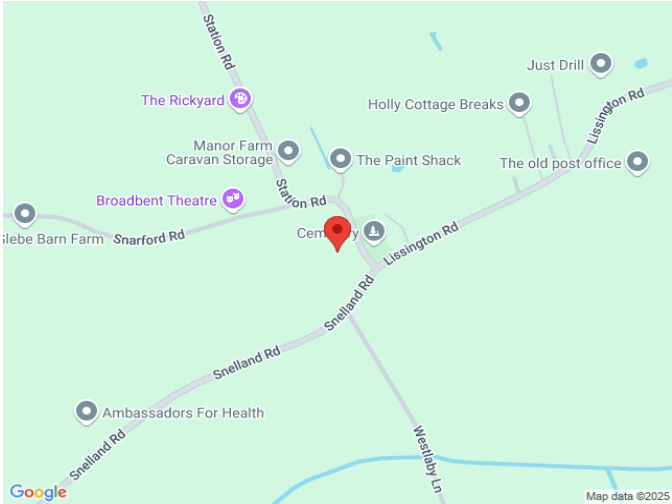
Floorplan



ASHLYN, WICKENBY

TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		