

Buy. Sell. Rent. Let.

lovelle



Lissington Road, Wickenby



When it comes to  
property it must be

  
lovelle



£275,000

 3
  1
  1

SPACIOUS DETACHED BUNGALOW. In need of renovation. Situated in popular Village location with open field views to the front with Generous Plot. Comprising Entrance Hall, Lounge, Kitchen Diner, Conservatory, 3 Bedrooms, Bathroom, WC, Utility. Gardens Front & Rear, Garage & Driveway. NO CHAIN

Key Features

- Detached Bungalow
- Popular Village Location
- Open Field Views to Front
- In Need of Renovation
- Entrance Hall, Lounge
- Kitchen Diner, Conservatory
- EPC rating TBC
- Tenure: Freehold





## Situation

Wickenby is a hamlet approximately 12 miles North east of the City of Lincoln and is situated approximately 5 miles from the town of Market Rasen. Wickenby is home to the Grade II listed Church of St Peter and St Lawrence. The property is close to the Broadbent Theatre, White Hart Pub and Wickenby Café and Museum

## Entrance Hall

1.80m x 5.19m (5'11" x 17'0")

double glazed entrance door, radiator, fitted storage and roof void access

## Lounge

4.27m x 7.02m (14'0" x 23'0")

double glazed bay window to front aspect, 2 radiators, double glazed window to side aspect and feature fire place

## Kitchen Diner

4.42m x 3.80m (14'6" x 12'6")

a range of fitted wall and base units, electric oven, 4 ring hob, integrated dishwasher, stainless steel sink unit, tiled splash backs, tiled flooring, Aga and 2 double glazed windows to rear aspect

## Conservatory

3.24m x 2.15m (10'7" x 7'1")

2 uPVC entrance doors and fitted storage

## Bedroom 1

4.35m x 4.27m (14'4" x 14'0")

double glazed window to front aspect, radiator and fitted wardrobes

## Bedroom 2

3.36m x 3.69m (11'0" x 12'1")

double glazed window to rear aspect and radiator

## Bedroom 3

3.36m x 4.92m (11'0" x 16'1")

double glazed windows to side and rear aspect and radiator

## Bathroom

1.92m x 2.68m (6'4" x 8'10")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

## WC / Cloakroom

0.98m x 2.67m (3'2" x 8'10")

low level WC, hand wash basin, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

### Utility Room

4.57m x 2.03m (15'0" x 6'8")

double glazed window to side aspect

### Gardens

occupying a generous plot with gardens to both front and rear

### Driveway

extensive driveway providing ample off road parking for a number of vehicles

### Garage

3.58m x 6.01m (11'8" x 19'8")

up and door, double glazed window to side aspect, oil boiler, power and lighting

### Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

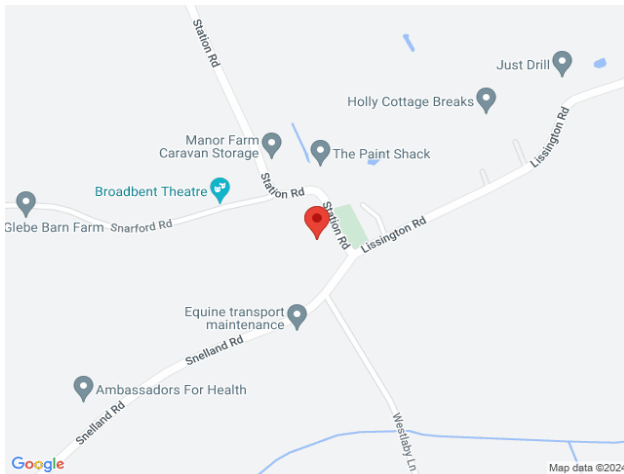
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Approximate total area<sup>(1)</sup>  
 1720.2 ft<sup>2</sup>  
 159.81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



When it comes to **property**  
 it must be