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Rectory Cottage, Lissington Road, Wickenby, LN3 5AB



When it comes to
property it must be


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£525,000

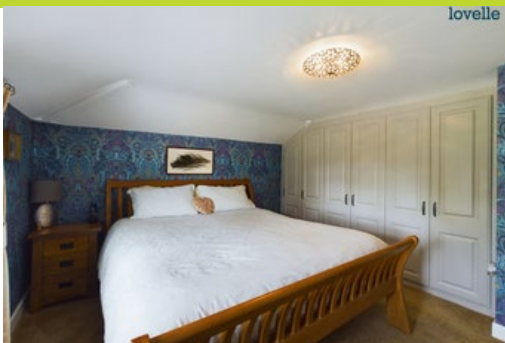


EXCEPTIONAL DETACHED FAMILY HOME SET IN APPROX 2 ACRES. This immaculately presented property, has been extended and offer spacious accommodation. Comprising Entrance Hall, Kitchen, Utility, Shower Room, Lounge, Dining Room, 3 Bedrooms, Bathroom, Landscaped Gardens, Extensive Driveway & 2 Garages. VIEWING ADVISED

Key Features

- Exceptional Detached House
- Popular Village Location
- Immaculately Presented
- Approx 2 Acre Plot with Gardens
- Entrance Hall, Kitchen, Utility
- Shower Room, Lounge, Dining Room
- EPC rating E
- Tenure: Freehold





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Situation

Wickenby is a hamlet 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 and the former RAF Wickenby. Market Rasen is a small historic Market Town which boasts local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course.

Entrance Hall

2.30m x 1.56m (7'6" x 5'1")

composite front entrance door, ceramic tiled flooring, double glazed window to side aspect, radiator, automatic LED down lights and skylight

Kitchen

6.07m x 1.98m (19'11" x 6'6")

range of modern fitted base units, ceramic tiled flooring, radiator, integrated bins, 4 ring electric hob, double electric oven, 1½ sink unit, splash backs and 2 double glazed windows to rear aspect

Utility

1.84m x 1.83m (6'0" x 6'0")

space and plumbing for washing machine, space for fridge freezer, radiator and ceramic tiled flooring

Shower Room

2.31m x 3.00m (7'7" x 9'10")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled flooring, splash backs, heated towel rail and double glazed window to rear aspect

Dining Room

4.34m x 3.99m (14'2" x 13'1")

composite front entrance door, double glazed window to front aspect, radiator, solid wood flooring, storage cupboard and stairs to first floor accommodation

Lounge

4.23m x 3.94m (13'11" x 12'11")

2 double glazed windows to front aspect, radiator, solid wood flooring and feature fire place with log burner inset

Landing

3.54m x 0.87m (11'7" x 2'11")

double glazed window to side aspect

Bedroom 1

3.80m x 3.34m (12'6" x 11'0")

double glazed window to front aspect, radiator and a range of fitted wardrobes

Bedroom 2

4.32m x 3.07m (14'2" x 10'1")

double glazed window to front aspect and radiator

Bedroom 3

2.94m x 2.00m (9'7" x 6'7")

double glazed window to side aspect and radiator

Bathroom

2.92m x 1.96m (9'7" x 6'5")

4 piece suite comprising low level WC, vanity hand wash basin, freestanding bath, shower cubicle, heated towel rail, tiled splash backs, vinyl flooring and double glazed windows to side and rear aspect

Gardens

occupying a generous plot measuring approximately 2 acres, and is well landscaped throughout. The front garden is mostly laid to lawn with mature shrubs and trees. The side garden is mostly laid to lawn with 3 brick built outbuildings providing excellent storage. The rear garden is again mostly laid to lawn with paved patio seating area, gravelled beds with flowers and shrubs and some fledgling trees.

Garage 1

2.83m x 5.75m (9'4" x 18'11")

up and over door, double glazed window to rear aspect, power and lighting





Garage 2

2.65m x 5.44m (8'8" x 17'10")

timber entrance doors, double glazed window to rear aspect, power lighting. The garage is currently utilised as a gym (equipment can be included). This space offers plenty of potential for other usage including office space or a potential annexe

Gated Driveway

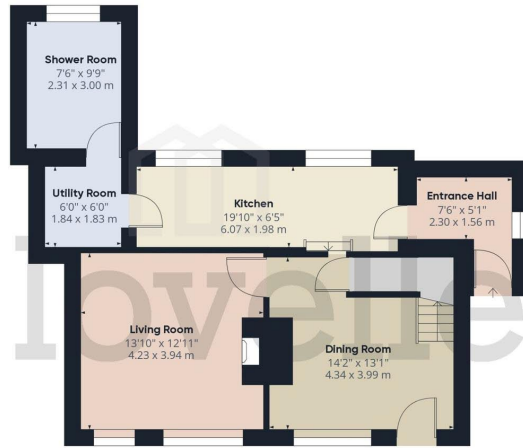
extensive gated gravelled driveway, with runing circle providing ample off road parking for a number of vehicles

Agents Notes

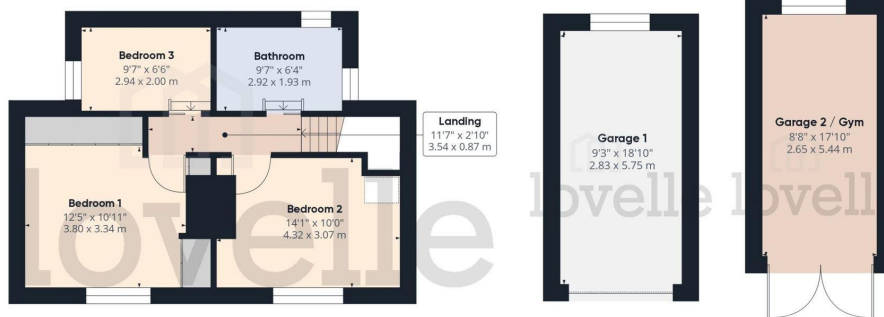
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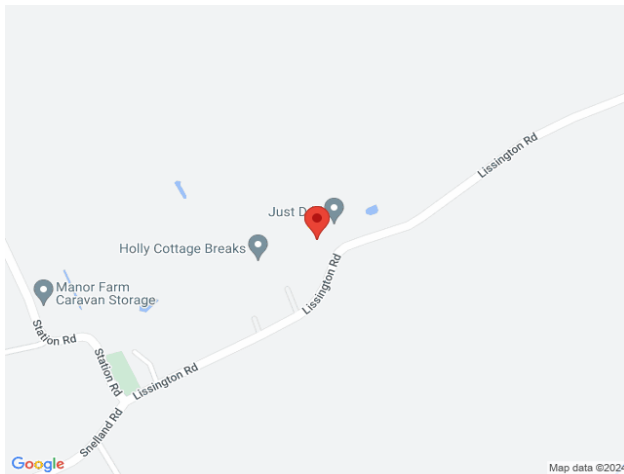
Ground Floor Building 1



Approximate total area
 1443.01 ft²
 134.06 m²

(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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