



## East View, Wickenby Road

| Lissington, Lincoln | LN3 5AE

Offers In The Region Of

£100,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# East View

Wickenby Road |

Lissington, Lincoln | LN3 5AE

Offers In The Region Of £180,000



Former Village Tailor's Cottage and Workshop which has been a Cherished Family Home since the 1960's. Lissington is a small village which lies approximately four miles South of Market Rasen which offers a good selection of Shopping, Leisure and Schooling for all ages. Similarly it is four miles from the larger village of Wragby which also caters for most of your everyday needs.

East View, as the name suggests has an open outlook to the front, it is now ready to be re-loved and needs a program of complete modernisation and refurbishment. It also offers great scope for extending into the outbuildings and tailor's workshop (subject to any necessary permissions). The current accommodation comprises: Living Room, Kitchen with Walk-in Pantry, Dining Room, Lobby, Ground Floor Bathroom. On the First Floor there are Four Bedrooms (two with restricted headroom). Outside there is a Front Garden and Rear Garden with Wash Room, Coal House, Brick Store, Tailor's Workshop, Two Stables and a Pigsty. There is also space for parking to the rear. It is to be sold with No Onward Chain.

- Former Tailor's Cottage & Workshop
- Needing Modernisation & Refurbishment
- Scope to Extend (STTP)
- Two Reception Rooms
- Kitchen & Ground Floor Bathroom
- Range of Outbuildings
- Gardens to Front and Rear
- No Onward Chain

## Living Room

12'1 x 12'1 (3.68m x 3.68m)

Into recess. Approached via oak front door. Night storage heater. Window to front. Sealed unit double glazed window to front. Tiled fireplace. Door to:-

## Kitchen

10'6 x 10'1 (3.20m x 3.07m)

Fitted base units. Roll top work-surface with inset one and a half bowl, stainless steel sink. Sealed unit double glazed window to the rear. Door to rear garden. Sliding door to staircase. Doors to Dining Room, Lobby and Walk-In Pantry 6'5 x 7'1 with fitted shelving and cold shelf.



### Dining Room

12'2 x 10'8 plus recess (3.71m x 3.25m plus recess)

Double opening airing cupboard with hot water cylinder. Tiled fireplace. Sealed unit double glazed window to the front. Double cupboard in chimney recess. Coving. Night storage heater.

### Lobby

Door to:-

### Bathroom

Low Level W.C. Pedestal wash basin. Panelled bath. Sealed unit double glazed window to the rear.

### Landing

Doors off. Beam.

### Bedroom One

12'2 x 12'5 (3.71m x 3.78m)

Sealed unit double glazed window to the front with open aspect. Night storage heater.

### Bedroom Two

12'2 x 12'0 into recess (3.71m x 3.66m into recess)

Sealed unit double glazed window to the front with open aspect. Night storage heater. Access to loft space.

### Bedroom Three

10'5 x 12'0 (3.18m x 3.66m)

Restricted head height with sloping ceiling. Sealed unit double glazed window to the side. Beam.

### Bedroom Four

15'7 average x 7'3 (4.75m average x 2.21m)

Sealed unit double glazed window to the side. Beam.

### Front Garden

Approached via wrought iron gate and mostly being laid to lawn.

### Rear Garden

Mostly laid to lawn and access to the outbuildings. There are two stables and pigsty but in very poor condition. Additional Outbuildings comprising: Wash Room 8'10 x 9'11 max. Coal Store: 8'10 x 4'1. Store: 6'10 x 8'10 with Tailor's Workshop over on the First Floor.

### Additional Information

Tenure: Freehold

EPC Rating: F

Council Tax Band: C - West Lindsey

Services: There is main Electric and Water and a Septic Tank.

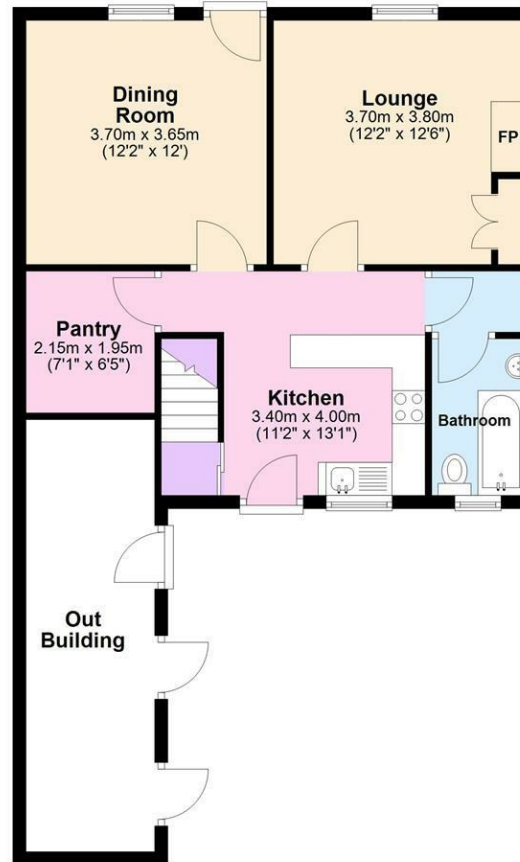


#### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                   |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            | <b>21</b> |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |

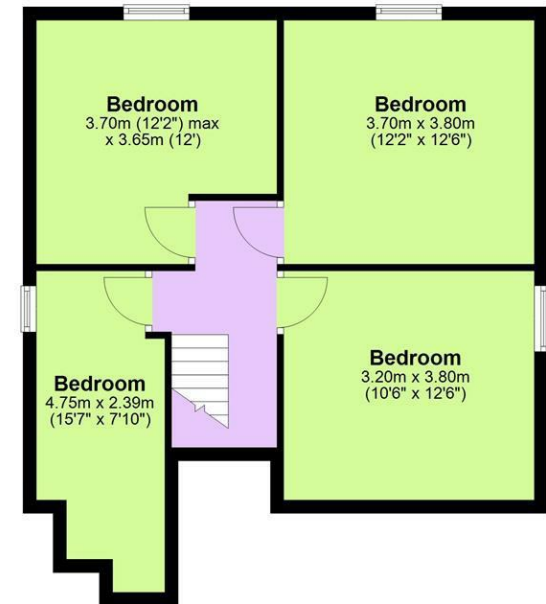
#### Ground Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



#### First Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



Total area: approx. 121.3 sq. metres (1305.9 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.