



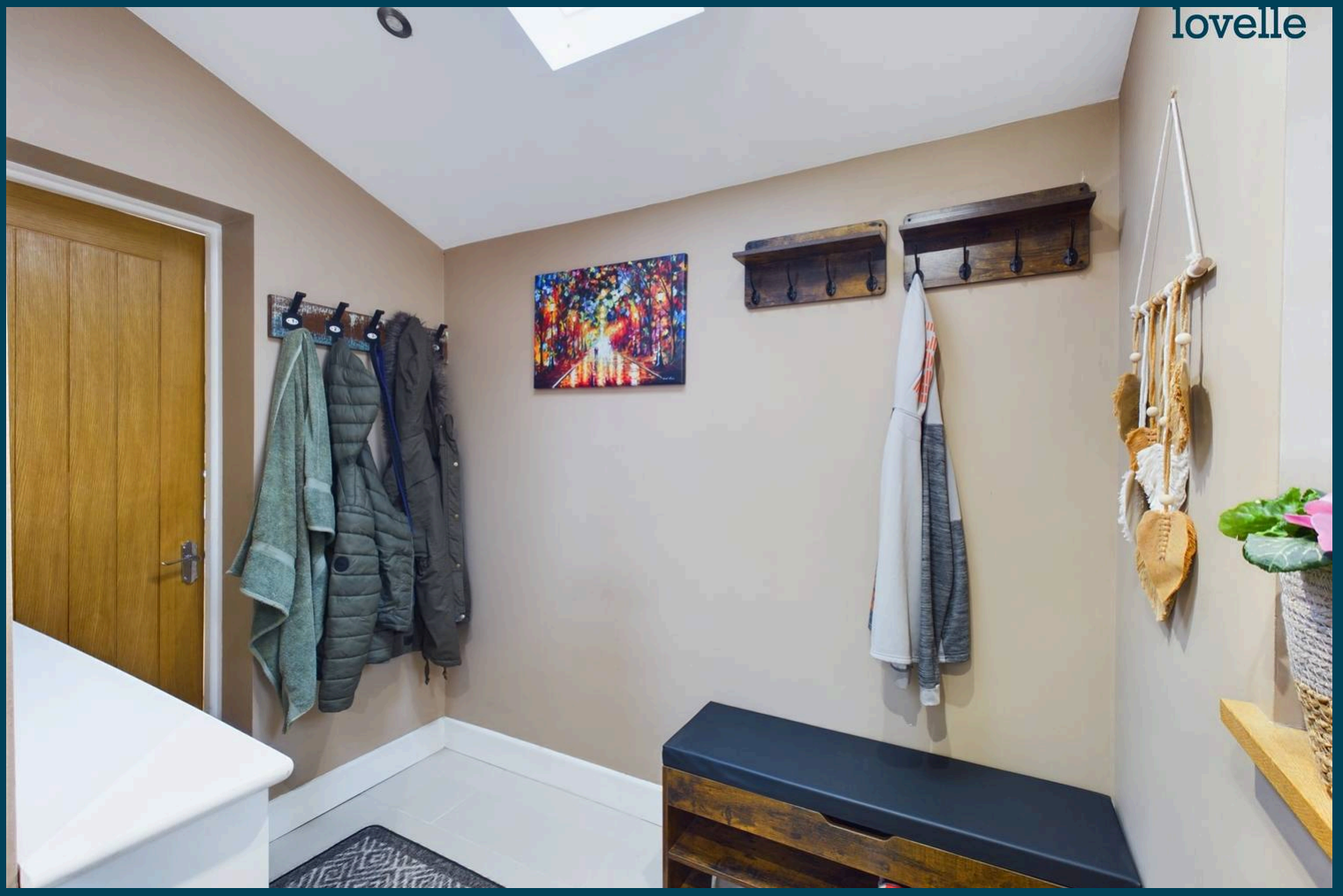


Rectory Cottage, Wickenby

£495,000 Freehold

Exceptional Detached House • Popular Village Location • Immaculately Presented • Approx 2 Acre Plot with Gardens • Entrance Hall, Kitchen, Utility • Shower Room, Lounge, Dining Room • 3 Bedrooms, Bathroom • 2 Detached Single Garages • Extensive Gated Driveway • Planning Permission for Extension

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EXCEPTIONAL DETACHED FAMILY HOME SET IN APPROX 2 ACRES WITH PLANNING PERMISSION TO EXTEND. 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 TO FULLY APPRECIATE
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Planning Permission
The Vendors have been granted planning permission for an incredible extension - floorplans included

Entrance Hall
5' 1" x 7' 7" (1.56m x 2.30m)
composite front entrance door, ceramic tiled flooring, double glazed window to side aspect, radiator, automatic LED down lights and skylight

Kitchen
6' 6" x 19' 11" (1.98m x 6.07m)
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
6' 0" x 6' 0" (1.83m x 1.84m)
space and plumbing for washing machine, space for fridge freezer, radiator and ceramic tiled flooring

Shower Room
9' 10" x 7' 7" (3.00m x 2.31m)
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
13' 1" x 14' 3" (3.99m x 4.34m)
composite front entrance door, double glazed window to front aspect, radiator, solid wood flooring, storage cupboard and stairs to first floor accommodation

Lounge
12' 11" x 13' 11" (3.94m x 4.23m)
2 double glazed windows to front aspect, radiator, sold wood flooring and feature fire place with log burner inset

Landing
2' 10" x 11' 7" (0.87m x 3.54m)
double glazed window to side aspect

Bedroom 1
10' 11" x 12' 6" (3.34m x 3.80m)
double glazed window to front aspect, radiator and a range of fitted wardrobes

Bedroom 2
10' 1" x 14' 2" (3.07m x 4.32m)
double glazed window to front aspect and radiator

Bedroom 3
6' 7" x 9' 8" (2.00m x 2.94m)
double glazed window to side aspect and radiator

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






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GARDEN

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

Single Garage

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

GARAGE

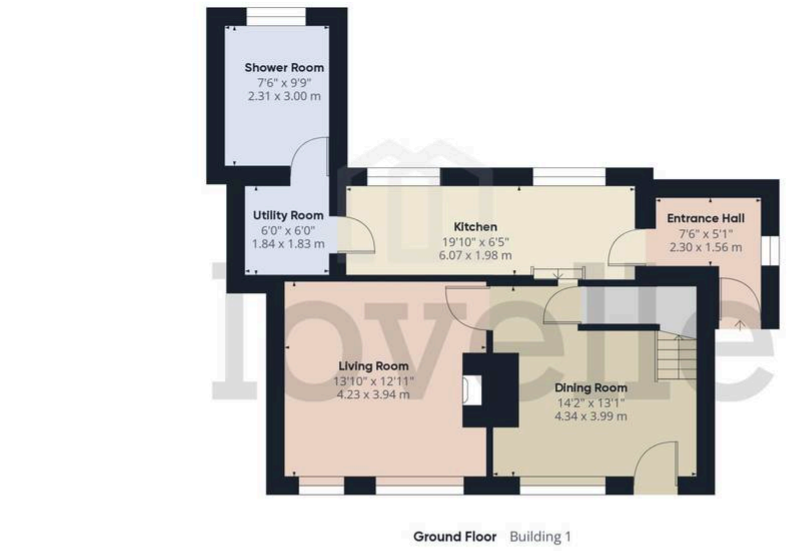
Single Garage

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

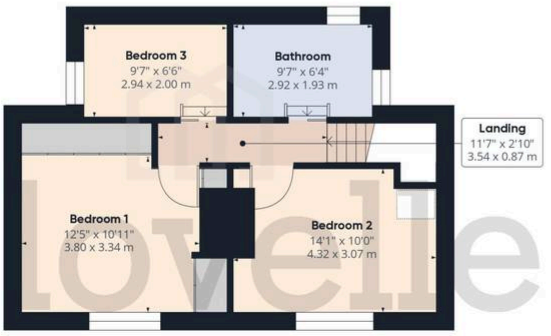
SECURE GATED

1 Parking Space

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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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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.

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