



The Bungalow
Wickenby, Lincoln

BROWN & CO



The Bungalow, Lissington Road, Wickenby, Lincoln, LN3 5AB

A spacious detached bungalow, extended and fully renovated throughout, offered for sale with no onward chain. Occupying an enviable elevated plot with generous frontage, the property enjoys open-field views to the rear.

The accommodation comprises an entrance hall, living room, stunning open-plan kitchen/dining room with central island and bi-folding doors opening onto the patio, utility room, four bedrooms, a Jack and Jill shower room serving bedrooms one and two, and a family bathroom.



ACCOMMODATION

Entrance Hall

Front entrance door, herringbone, laminate flooring, loft access, radiator.

Living Room

Double glazed bay window to front, double glazed window to side, open fireplace, two radiators.

Kitchen / Dining Room

Double glazed window to side, bi-folding doors opening to rear garden, sky lantern, newly fitted kitchen with drainer sink inset to Quartz worktop, matching base and eye level storage units, integrated double oven, fridge freezer and dishwasher, central island with Quartz worktop, induction hob, extractor, wireless phone charging points and below storage units, two radiators.

Utility

Side entrance door, stainless steel drainer sink, worktop, storage units, spaces for appliances, radiator.

Bedroom One

Double glazed window to front, radiator.

Jack & Jill En Suite (serving bedrooms one & two)

Double glazed window to side, WC, vanity wash basin, walk in shower enclosure, heated towel rail

Bedroom Two

Double glazed window to side, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, WC, vanity wash basin, bath, shower enclosure, heated towel rail.

Outside

The property enjoys an elevated position and is well set back from the road, it is accessed via a generous driveway which leads to the garage / store. To the rear is a large patio area and lawned garden enjoying open-field views.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

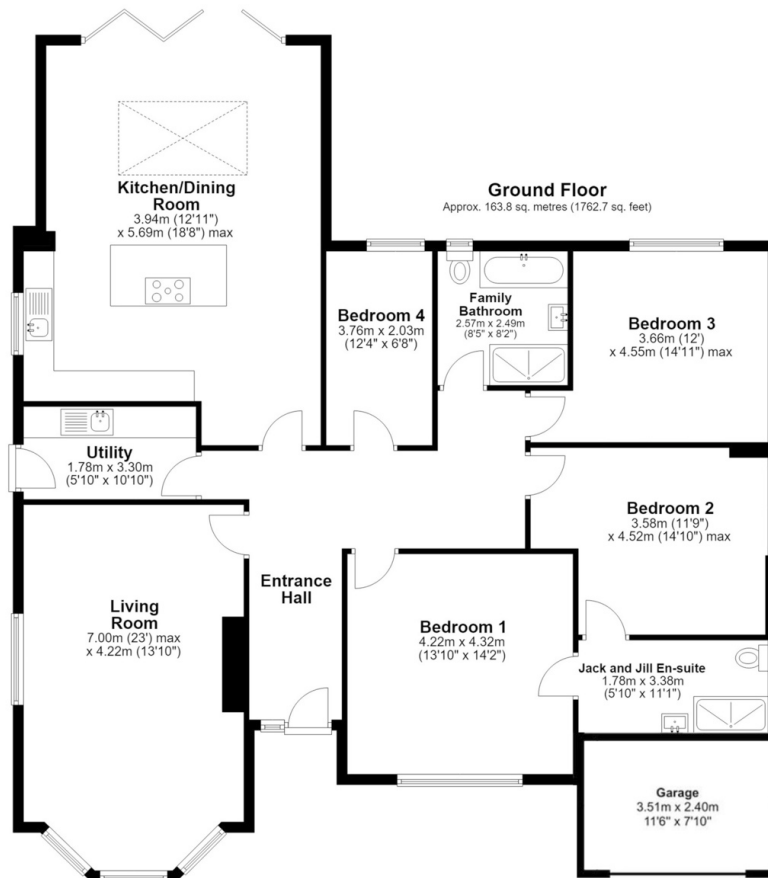
AGENT

James Drabble

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Total area: approx. 163.8 sq. metres (1762.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

The Bungalow, Wickenby

Energy performance certificate (EPC)			
The Bungalow Wickenby LINCOLN LN3 5AB	Energy rating D	Valid until:	7 April 2034
		Certificate number:	5600-1785-0622-3307-3443

Property type	Detached bungalow
Total floor area	135 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

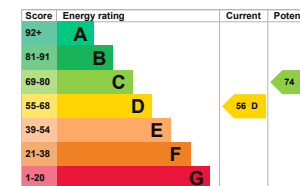
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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