



- Rural Location
- Two Double Bedrooms
- Double Garage & Ample Parking
- Well-Presented Throughout
- Detached Bungalow
- Field Views Front & Rear
- Generous Size Plot
- Owned Outright Solar Panels

Field View, Snelland Road, Wickenby, LN3 5AH
Offers Over £325,000





Starkey&Brown is delighted to offer for sale this two double bedroom detached bungalow. Positioned in the semi-rural village of Wickenby. The property occupies a generous plot and enjoys open field views to the front and is surrounded by open field views. Spacious and versatile living throughout and ideal for those seeking a rural lifestyle. Accommodation briefly comprises a welcoming entrance hall, a bright living room with dual aspect windows, and a fully fitted kitchen diner overlooking the rear garden. Two double bedrooms with built-in wardrobes, one bedroom currently being used as a sitting room, a conservatory with countryside views, and a four-piece family bathroom. Further benefits of the property include oil-fired central heating, double-glazing throughout, and owned outright solar panels, enhancing the energy performance. Externally, the property has a generous plot with a large rear garden enjoying open field views, which creates a private and peaceful outdoor space. To the front, there is ample driveway parking with access to a double garage and a WC. Wickenby is a desirable semi-rural village situated to the north-east of Lincoln and offers a tranquil setting surrounded by countryside, whilst still being within easy reach of nearby villages, six miles from Market Rasen which has a railway station, leading supermarkets, doctors, dentist, independent retailers, schooling at infant and secondary levels, and Lincoln city being a 25 minute drive. Internal inspection is highly recommended. Council tax band: B. Freehold.



Side access with uPVC composite door leading to:

Entrance Hall

Carpeted, loft access, a radiator, a coved ceiling, and an airing cupboard housing a hot water tank. Access to:

Living Room

17' 11" x 13' 5" (5.46m x 4.09m)

Having a uPVC double-glazed window to the front and side aspects, carpeted, a coved ceiling, and 2 radiators.

Kitchen Diner

15' 7" x 12' 6" (4.75m x 3.81m)

Having a range of base and eye-level units with countertops, an integrated Bosch electric oven, a granite composite sink with mixer tap, laminate flooring, 5-ring Bosch induction hob with an overhead extractor fan, marble effect splashback, an integrated fridge, a pull-out larder cupboard, a uPVC double-glazed window to the rear, a coved ceiling, a radiator and access to garage.

Bedroom 1

17' 11" x 10' 5" (5.46m x 3.17m)

Having a uPVC double-glazed window to the front aspect, carpeted, a coved ceiling, a radiator, and a built-in double wardrobe.

Sitting Room/Bedroom 2

14' 3" x 11' 4" (4.34m x 3.45m)

Carpeted, a radiator, a coved ceiling, a built-in double wardrobes, and loft access. French door access leading to:

Conservatory

11' 7" x 11' 4" (3.53m x 3.45m)

Having uPVC double-glazed windows with field views, French doors leading out to the rear, carpeted, and an electric heater.

Bathroom

11' 2" x 6' 6" (3.40m x 1.98m)

Four-piece suite comprising a panelled bath, a wash hand basin, a low-level WC, a walk-in shower cubicle with a rainfall showerhead, tiled walls, 2 frosted double-glazed windows to the side, LED lighting, a heated towel rail, a wall-mounted mirror with storage, an extractor fan, tiled splashback, and vinyl flooring.

Utility/Double Garage

18' 6" x 17' 3" (5.63m x 5.25m)

Electric up and over door, full power and electrics, EV car charger, storage for 3 solar panels, batteries and controls, a range of storage and base units, a double-glazed window to the rear aspect, rear door access leading to garden, space and plumbing for appliances, and a radiator. Access to:

WC

Low-level WC, a frosted window looking out to the side, carpeted and tiled splashback.

Outside Front

Gate access to the front leading to the driveway. A block-paved driveway with ample parking, a lawned area with planted borders, and exterior lighting. Access to the garage.

Outside Rear

Mostly laid to lawn with field views, mature shrub surround, a feature pond, an orchard area, 2 patio seating areas, multiple timber sheds, exterior tap and lighting, a brick-built outbuilding with its own fuse board, power, and electric. A variety of plants and flowerbeds.

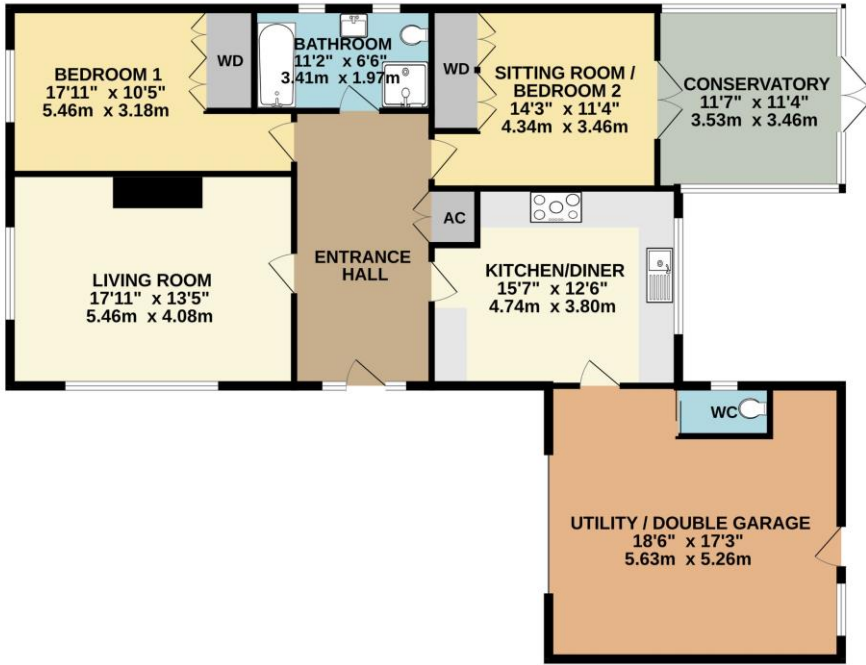
Agents Note

The property has owned solar panels outright on the front with 3 battery storage packs (stored in the garage). Contact Starkey&Brown for more information.





GROUND FLOOR
1428 sq.ft. (132.6 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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