



The Maples, Wickenby Road

| Lissington, Lincoln | LN3 5AE

£400,000



Perkins George Mawer & Co.

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

The Maples

Wickenby Road |

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A Spacious Detached Dormer Bungalow which has Bedrooms and Bathrooms on the Ground and First Floor making it 'future proof' home for buyers of all age ranges. There are fabulous views over open Lincolnshire Countryside to the rear giving this home a wonderful rural feel. Lissington is a small village which lies approximately four miles South of Market Rasen which has Schooling for all ages, a Tesco Supermarket, Co-Op Food Store, Pubs and Restaurants plus a Train Station for anyone needing to travel further afield. Similarly it is four miles from the larger village of Wragby which has a Leisure Centre, Swimming Pool, Co-Op Food Store and many other independent shops, pubs and bus links into Lincoln City Centre.

This well proportioned home is warmed by Oil Fired Central Heating and the warmth is retained with the help of uPVC Double Glazing. The accommodation comprises: Entrance Porch, Reception Hall, Good Sized Living Room, Conservatory, Kitchen/Diner plus Utility Room, Ground Floor Bedroom One and Bathroom. On the First Floor there are Two Further Double Bedrooms and another Bathroom. The plot extends to just under half an acre and has direct countryside views to the rear. There is a large back garden, parking for several cars to the front and a larger than average Single Garage.

- Detached Dormer Bungalow
- Peaceful Rural Village
- Large Living Room plus Kitchen/Diner
- Large Single Garage
- Panoramic Countryside Views to Rear
- Versatile Accommodation
- Three Bedrooms, Two Bathrooms
- Gardens & Plot Of Around 0.42 Acres

Entrance Porch

7'8 x 6'11 (2.34m x 2.11m)

Approached via half uPVC panelled and half double glazed entrance door with two windows adjacent plus additional window to side. Tiled floor. uPVC double glazed inner door and side screen to:-





Reception Hall

19'2 x 5'10 extending to 7'11 (5.84m x 1.78m extending to 2.41m)

Oak staircase to first floor with glass panel inserts. Double radiator. Oak doors off. uPVC double glazed door and side screen to Conservatory.

Conservatory

10'10 x 10'1 (3.30m x 3.07m)

Double radiator. Tiled floor. Windows to sides and rear. Double opening, double glazed doors to garden.

Living Room

16'2 x 16'7 (4.93m x 5.05m)

Multi fuel stove. Double radiator. Window to front.

Kitchen/Diner

16'4 x 12'10 (4.98m x 3.91m)

Comprehensive range of cream coloured wall and base units with brushed steel handles. Roll top work-surfaces with one and a half bowl, single drainer sink top. Built-in dishwasher. Neff electric oven. Electric hob with concealed extractor hood over. Tiled splashbacks. Tiled floor. Double radiator. Window to rear. Oak door to:-

Utility Room

10'2 x 5'11 (3.10m x 1.80m)

Roll top work-surfaces with inset single drainer, stainless steel sink top. Window to rear. Half uPVC panelled and half double glazed door to garden. Radiator. Door to:-

Bedroom One

11'7 x 12'3 plus walk-in wardrobe (3.53m x 3.73m plus walk-in wardrobe)

Walk-in wardrobe with hanging rails. Radiator. Window to front.

Ground Floor Bathroom

8'5 x 10'1 (2.57m x 3.07m)

White suite of panelled double ended bath with central taps. Corner shower cubicle. Pedestal wash basin. Low level w.c. Tiled to half height with white tiling and having mosaic effect border tile, extending to full height in shower enclosure. Slate effect tiled floor. Double radiator. Window to rear.

First Floor Landing

Eaves storage. Oak doors off.



Bedroom Two

15'9 x 12'1 (4.80m x 3.68m)

Double radiator. Window to rear with panoramic views over Lincolnshire countryside.

Bedroom Three

15'10 x 10'4 (4.83m x 3.15m)

Double radiator. Window to rear with panoramic views over Lincolnshire countryside.

First Floor Bathroom

12'0 x 8'7 (3.66m x 2.62m)

Modern white suite of double ended bath tub with central mixer tap. Step-in shower enclosure. 'Floating' wash hand basin. Low level w.c. Tiled to half height with embossed border tile, extending to full height in shower enclosure. Double radiator. Window to rear.

Front Garden

Approached via double opening timber gates. Block paved parking for several cars and providing access to Single Garage.

Large Single Garage

17'4 x 11'0 (5.28m x 3.35m)

Up and over door. Storage in eaves. Light and electric. Oil fired boiler.

Large Rear Garden

Block paved patio. Expanse of lawn. Shaped herbaceous beds and borders. Shed.

Additional Information

Tenure: Freehold

Services: Mains Electric and Water, Septic Tank Drainage and Oil fired heating.

EPC Rating: D

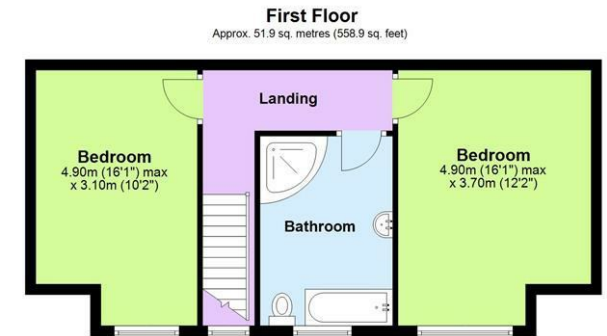
Council Tax Band: B - West Lindsey





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 182.0 sq. metres (1959.4 sq. feet)

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