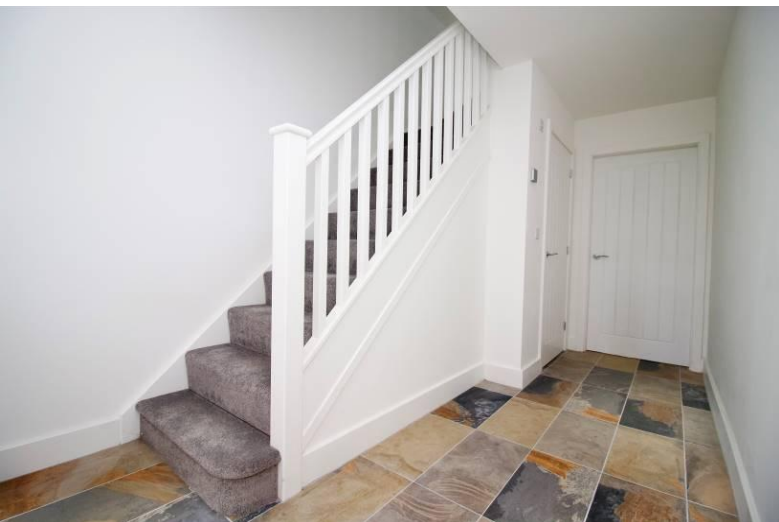




**Plot 2 Lissington Rise, Wickenby Road**  
Lissington, Lincoln, LN3 5AE

**£275,000**

Lissington Rise - two exclusive beautiful homes that have been thoughtfully designed, tastefully finished throughout and set to much larger than average plots in this picturesque village location. Plot Two will offer the largest plot and benefit from a sweeping private gated entrance driveway providing ample off road parking for numerous vehicles/caravans/motorhomes as well as a Detached Garage with electric roller door and enclosed rear garden with walled paved patio/courtyard area. The property will also offer an extremely efficient electric heating system (underfloor heating to Ground Floor and radiators to First Floor), sewerage treatment plant and mains electricity and water. Internally, the property briefly comprises of a Reception Hallway, Open Plan Living Dining Kitchen with bi-folds to the rear garden, WC/Plant Room, Utility Room, First Floor Landing leading to a Master Bedroom with En-suite, two further Bedrooms and a Family Bathroom.







**SERVICES**

Mains electricity and water. Electric central heating. Drainage to sewerage treatment plant system. Fast fibre broadband available up to 900mbs.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – TBC

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading south out of Market Rasen via B1202, proceed through Linwood and enter the village of Lissington. The properties can be found set back from the road on the right hand side, just before the left hand bend and each property will have it's own private gated entrance driveway.





## LOCATION

Lissington is a picturesque semi rural village which is set between the Market Town of Market Rasen and the City of Lincoln. There are a wide range of facilities and amenities available in the nearby Market Town of Wragby.

## ACCOMMODATION

### ENTRANCE HALL

16' 7" x 7' 9" (5.06m x 2.37m) Composite entrance door opening into the welcoming Reception Hallway with underfloor heated tiled flooring, ceiling light point, staircase to the First Floor and doors to all principal Ground Floor rooms and a wall mounted electrical consumer unit.

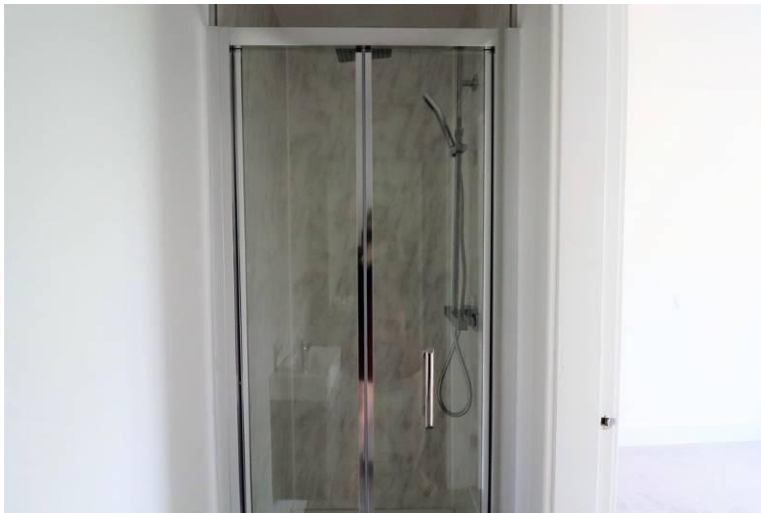


### WC

7' 1" x 3' 5" (2.16m x 1.05m) Having underfloor heated tiled flooring, ceiling light point, extractor, WC, vanity wash hand basin and underfloor heating system plant workings.

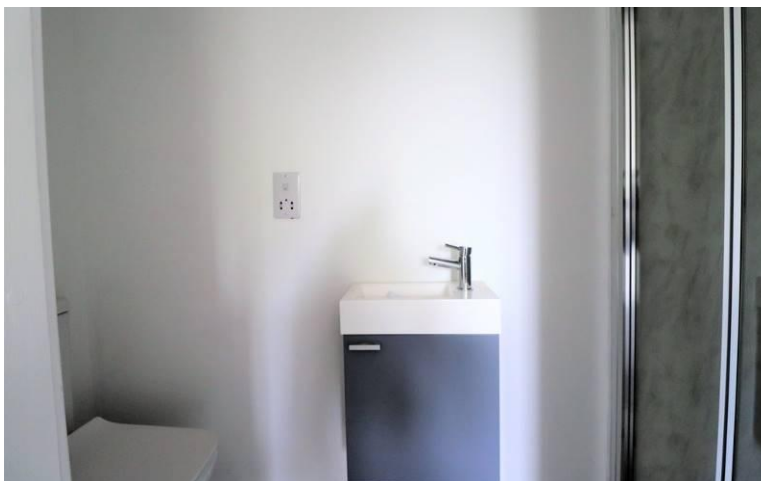
### UTILITY ROOM

6' 4" x 7' 7" (1.95m x 2.32m) Having underfloor heated tiled flooring, ceiling light point, extractor, composite entrance door to the Rear Garden. Wall mounted electric heating system/boiler, spaces for washing machine and tumble dryer, fitted storage unit to base level with contrasting work surface above and inset stainless steel sink unit with mixer tap.



### OPEN PLAN LIVING DINING KITCHEN

11' 3" x 25' 8" (3.44m x 7.84m) Fantastic open plan living space with engineered oak underfloor heated flooring, two ceiling light points, uPVC window to the front elevation and uPVC bi-folding doors to the rear elevation. The beautiful fitted kitchen comprises a comprehensive range of units and drawers to base level with contrasting work surface over and complimenting upstands, inset composite sink unit with flexi mixer tap over and a large breakfast bar/adjoining island area. Integral oven and grill with induction hob and extractor over and integral fridge and freezer.



### FIRST FLOOR LANDING

Having ceiling light point, loft access hatch and doors to all principal first floor rooms.

### BEDROOM THREE

8' 11" x 8' 4" (2.73m x 2.56m) With modern grey carpet, radiator, ceiling light point and uPVC window to the rear elevation with scenic open field views.



#### BEDROOM TWO

11' 6" x 10' 2" (3.53m x 3.10m) With modern grey carpet, radiator, ceiling light point and uPVC window to the front elevation.

#### MASTER BEDROOM

11' 6" x 12' 0" (3.51m x 3.68m) MAX With modern grey carpet, radiator, ceiling light point, TV point and uPVC window to the rear elevation with scenic open field views. Door to;-

#### EN-SUITE

2' 6" x 8' 2" (0.78m x 2.50m) Non-slip LVT flooring, recessed downlighting, extractor, radiator, wash hand basin, WC, enclosed shower cubicle with bi-folding door and double head direct feed shower heads and aqua-panelling to splashbacks.

#### FAMILY BATHROOM

5' 6" x 7' 6" (1.68m x 2.31m) Non-slip LVT flooring, recessed downlighting, extractor, towel rail radiator, vanity wash hand basin, WC, panelled bath with shower handset, aqua-panelling to splashbacks and frosted uPVC window to the front elevation.



#### OUTSIDE

With a much larger than average plot, the property will benefit from a private gated entrance driveway leading onto an extensive gravelled parking area and turning circle and fenced boundaries. There is side access to the Detached Garage and leading onto the generous Rear Garden with a close boarded fence and partially walled to the right/neighbouring boundary and Lincolnshire post and rail to the rear boundary to allow ease of enjoyment for the rural views and outlook. The Rear Garden will be set to seed and completed with a paved patio area which can be accessed and enjoyed from the bi-fold doors from the Living Room.



#### GARAGE

19' 11" x 10' 0" (6.08m x 3.07m) Having composite courtesy side entrance door, electric roller door, power and lighting.





#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SJBs & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

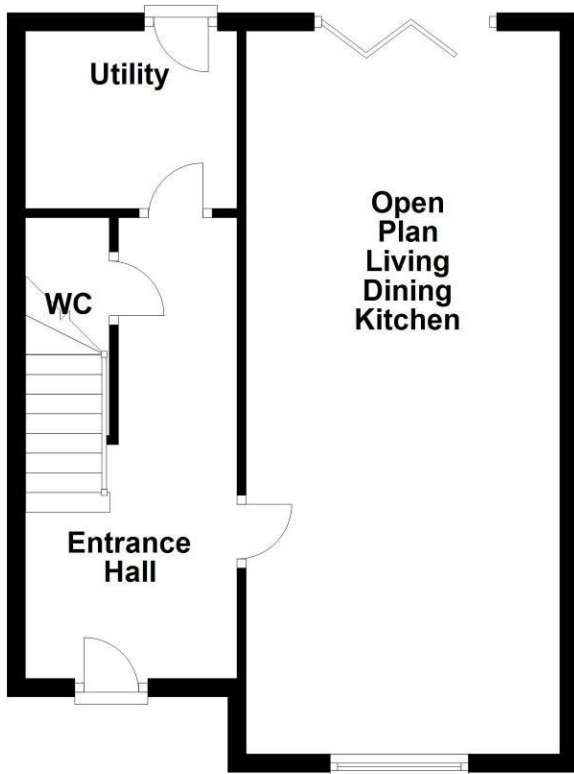
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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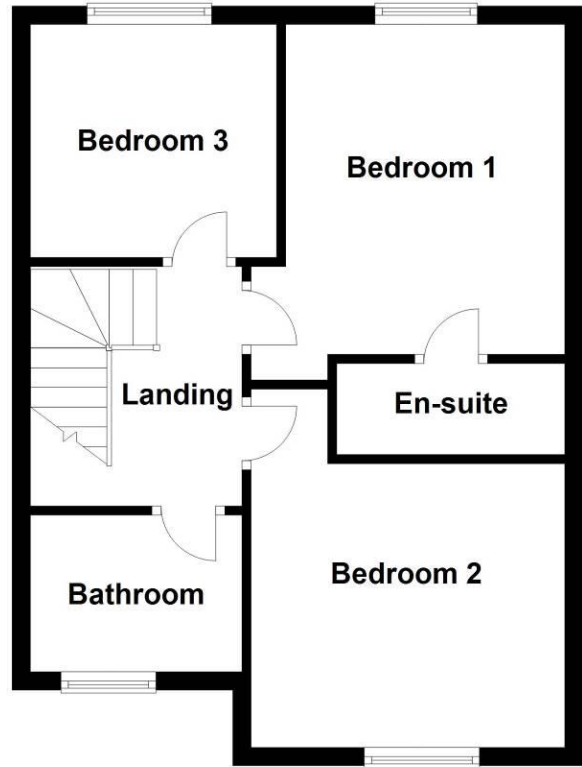
### Ground Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



### First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Total area: approx. 89.1 sq. metres (959.2 sq. feet)

For Illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
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LN2 1AS

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01673 847487

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