



**The Maples, Wickenby Road, Lissington,
Lincoln, LN3 5AE**



Book a Viewing!

£400,000

A detached dormer style family home located in an elevated position in a non-estate setting within the village of Lissington, situated between the town of Market Rasen and the Cathedral City of Lincoln. The property sits on a generous plot of approximately 0.41 acres (STS). Internally, the property is well-presented and offers flexible living accommodation comprising of an entrance porch, reception hallway, lounge, kitchen/diner, utility room, Bedroom 2, bathroom and a conservatory overlooking the rear garden. To the first floor, a landing provides access to two further bedrooms and a bathroom. Outside, the front of the property benefits from a driveway providing off road parking and access to a garage. To the rear there are large, well-established gardens with a wide variety of mature plants, shrubs and trees backing onto open fields. Viewing is highly recommended.





SERVICES

Mains water and electricity. Drainage via septic tank.
Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Lissington is a 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

PORCH

7' 7" x 6' 11" (2.31m x 2.11m) With tiled flooring, UPVC double glazed entrance door with two windows either side, side window and UPVC double glazed inner door leading into the property.

HALL

With radiator, oak internal doors leading to the bathroom, bedroom 2, kitchen/diner and lounge, UPVC double glazed door to conservatory and oak staircase with glass panels rising to the first floor.

LOUNGE

16' 5" x 16' 1" (5m x 4.9m) With multi-fuel stove, radiator and window to the front elevation.

KITCHEN/DINER

16' 5" x 12' 10" (5m x 3.91m) With tiled flooring, radiator and fitted with a range of wall and base units with work surfaces over, sink with drainer, integrated electric Neff oven, integrated induction hob with extractor fan and tiled splashback.

UTILITY ROOM

10' 2" x 5' 11" (3.1m x 1.8m) With tiled flooring, work surfaces, stainless steel sink, UPVC double glazed window to the rear and UPVC double glazed external door.



CONSERVATORY

11' 0" x 9' 10" (3.35m x 3m) With radiator, tiled flooring, UPVC double glazed windows to the side and rear aspects and double doors opening onto the garden.

BEDROOM 2

13' 9" x 11' 7" (4.19m x 3.53m) With radiator, UPVC double glazed window to the front elevation and walk-in wardrobe.



DOWNSTAIRS BATHROOM

10' 1" x 8' 6" (3.07m x 2.59m) With low level WC, wash hand basin, bath and corner shower cubicle, tiled flooring, part tiled walls, radiator and UPVC double glazed frosted window.

FIRST FLOOR LANDING

BEDROOM 1

15' 5" x 11' 10" (4.7m x 3.61m) With radiator and UPVC double glazed window to the rear elevation.

BEDROOM 3

15' 5" x 10' 2" (4.7m x 3.1m) With radiator and UPVC double glazed window to the rear elevation.





BATHROOM

12' 0" x 8' 6" (3.66m x 2.59m) With laminate flooring, low level WC, corner shower, bath, wash hand basin, radiator and UPVC double glazed frosted window.

GARAGE

17' 1" x 10' 10" (5.21m x 3.3m) With an up and over door with power and lighting.

OUTSIDE

To the front of the property there are double timber gates leading to a block paved driveway providing parking for multiple vehicles and access to a single garage. To the rear of the property there is a paved patio area, large lawn and views over open countryside. Externally the property also benefits from a shed and a designated gardening/vegetable patch area.



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

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co 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.

CMH 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.

Claverings will be able to provide information and services they offer relating to removals. 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 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.

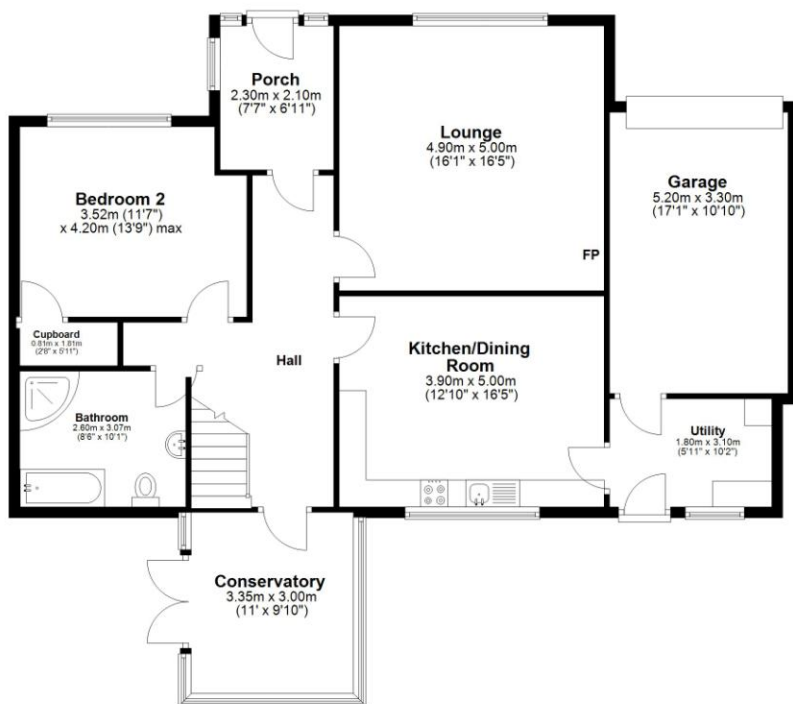
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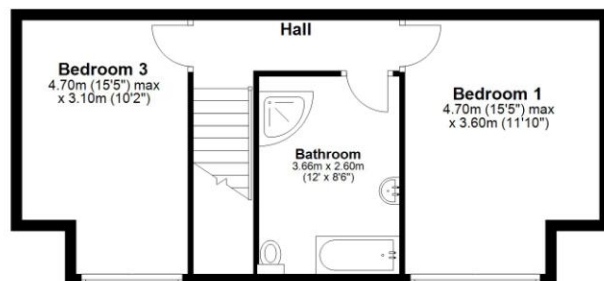
Ground Floor

Approx. 123.7 sq. metres (1331.2 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 171.9 sq. metres (1850.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



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