East View, Wickenby Road

| Lissington, Lincoln | LN3 5AE

Offers In The Region Of £180,000

Perkins George Mawer & Co.

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

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Former Village Tailor's Cottage and Workshop which has been a Cherished Family Home since the 1960's. Lissington is a small village which lies approximately four miles South of Market Rasen which offers a good selection of Shopping, Leisure and Schooling for all ages. Similarly it is four miles from the larger village of Wragby which also caters for most of your everyday needs.

East View, as the name suggests has an open outlook to the front, it is now ready to be re-loved and needs a program of complete modernisation and refurbishment. It also offers great scope for extending into the outbuildings and tailor's workshop (subject to any necessary permissions). The current accommodation comprises: Living Room, Kitchen with Walk-in Pantry, Dining Room, Lobby, Ground Floor Bathroom. On the First Floor there are Four Bedrooms (two with restricted headroom). Outside there is a Front Garden and Rear Garden with Wash Room, Coal House, Brick Store, Tailor's Workshop, Two Stables and a Pigsty. There is also space for parking to the rear. It is to be sold with No Onward Chain.

- Former Tailor's Cottage & Workshop
- Scope to Extend (STTP)
- Kitchen & Ground Floor Bathroom
- Gardens to Front and Rear
- Needing Modernisation & Refurbishment
- Two Reception Rooms
- Range of Outbuildings
- No Onward Chain

Living Room

12'1 x 1'2'1 (3.68m x 0.36m'0.30m)
Into recess. Approached via oak front door. Night storage heater.Window to front. Sealed unit double glazed window to front. Tiled fireplace. Door to:-

Kitchen

10'6 x 10'1 (3.20m x 3.07m)
Fitted base units. Roll top work-surface with inset one and a half bowl, stainless steel sink. Sealed unit double glazed window to the rear. Door to rear garden. Sliding door to staircase. Doors to Dining Room, Lobby and Walk-In Pantry 6'5 x 7'1 with fitted shelving and cold shelf.

Dining Room
12'2 x 10'8 plus recess (3.71m x 3.25m plus recess)
Double opening airing cupboard with hot water cylinder. Tiled fireplace. Sealed unit double glazed window to the front. Double cupboard in chimney recess. Coving. Night storage heater.

Lobby
Door to:-

Bathroom
Low Level W.C. Pedestal wash basin. Panelled bath. Sealed unit double glazed window to the rear.

Landing
Doors off. Beam.

Bedroom One
12'2 x 12'5 (3.71m x 3.78m)
Sealed unit double glazed window to the front with open aspect. Night storage heater.

Bedroom Two
12'2 x 12'0 into recess (3.71m x 3.66m into recess)
Sealed unit double glazed window to the front with open aspect. Night storage heater. Access to loft space.

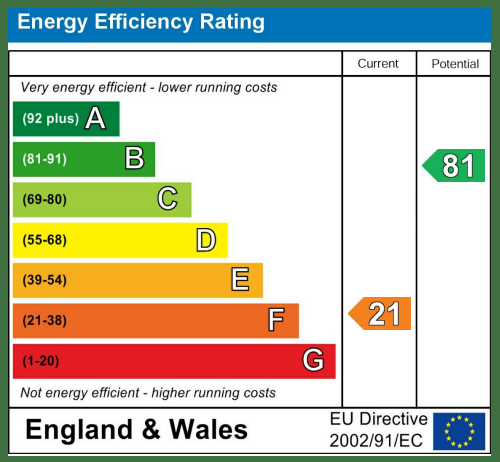
Bedroom Three
10'5 x 12'0 (3.18m x 3.66m)
Restricted head height with sloping ceiling. Sealed unit double glazed window to the side. Beam.

Bedroom Four
15'7 average x 7'3 (4.75m average x 2.21m)
Sealed unit double glazed window to the side. Beam.

Front Garden
Approached via wrought iron gate and mostly being laid to lawn.

Rear Garden
Mostly laid to lawn and access to the outbuildings. There are two stables and pigsty but in very poor condition. Additional Outbuildings comprising: Wash Room 8'10 x 9'11 max. Coal Store: 8'10 x 4'1. Store: 6'10 x 8'10 with Tailor's Workshop over on the First Floor.

Additional Information
Tenure: Freehold
EPC Rating: F
Council Tax Band: C - West Lindsey
Services: There is main Electric and Water and a Septic Tank.



Total area: approx. 121.3 sq. metres (1305.9 sq. feet)

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

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Agents Note:
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