



3, Church Cottages

| Lissington | LN3 5AE

£600 Per Month



Perkins George Mawer & Co.

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

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CHARMING! Nestled in the beautiful village of Lissington, Church Cottage presents a delightful opportunity for those seeking a rural retreat. This quaint cottage features two generously sized bedrooms, perfect for a small family or as a starter home. The property boasts a welcoming reception room, where a wood burner adds a touch of warmth and character, making it an ideal space for cosy evenings.

While Church Cottage may require a bit of love and attention, it offers immense potential for those looking to put their personal stamp on a home. To make a start the floor coverings have been replaced and new energy efficient storage heaters have been fitted.

The layout is practical and inviting, providing a comfortable living environment. The modern kitchen, ground floor bathroom with shower over bath, and rear courtyard adds to the convenience of this home.

Outside, the property includes parking for two vehicles, adding convenience to this idyllic setting. Surrounded by the beauty of the countryside, residents can enjoy the tranquillity and charm that rural living offers.

This cottage is not just a house; it is a canvas waiting for someone to create their dream home. With its appealing features and potential for enhancement, Church Cottage is a wonderful opportunity for anyone looking to embrace a peaceful lifestyle in the heart of the countryside.

- Rural Location
- Double Glazed Windows
- Court Yard
- Cesspit
- Modern Kitchen
- Two Good Size Bedrooms
- Private Parking

Lounge

11'5" x 11'1" (3.48 x 3.38)





Kitchen

9'0" x 8'2" (2.74 x 2.49)

Bathroom

6'5" x 6'5" (1.96 x 1.96)

Bedroom one

10'10" x 16'1" (3.30 x 4.90)

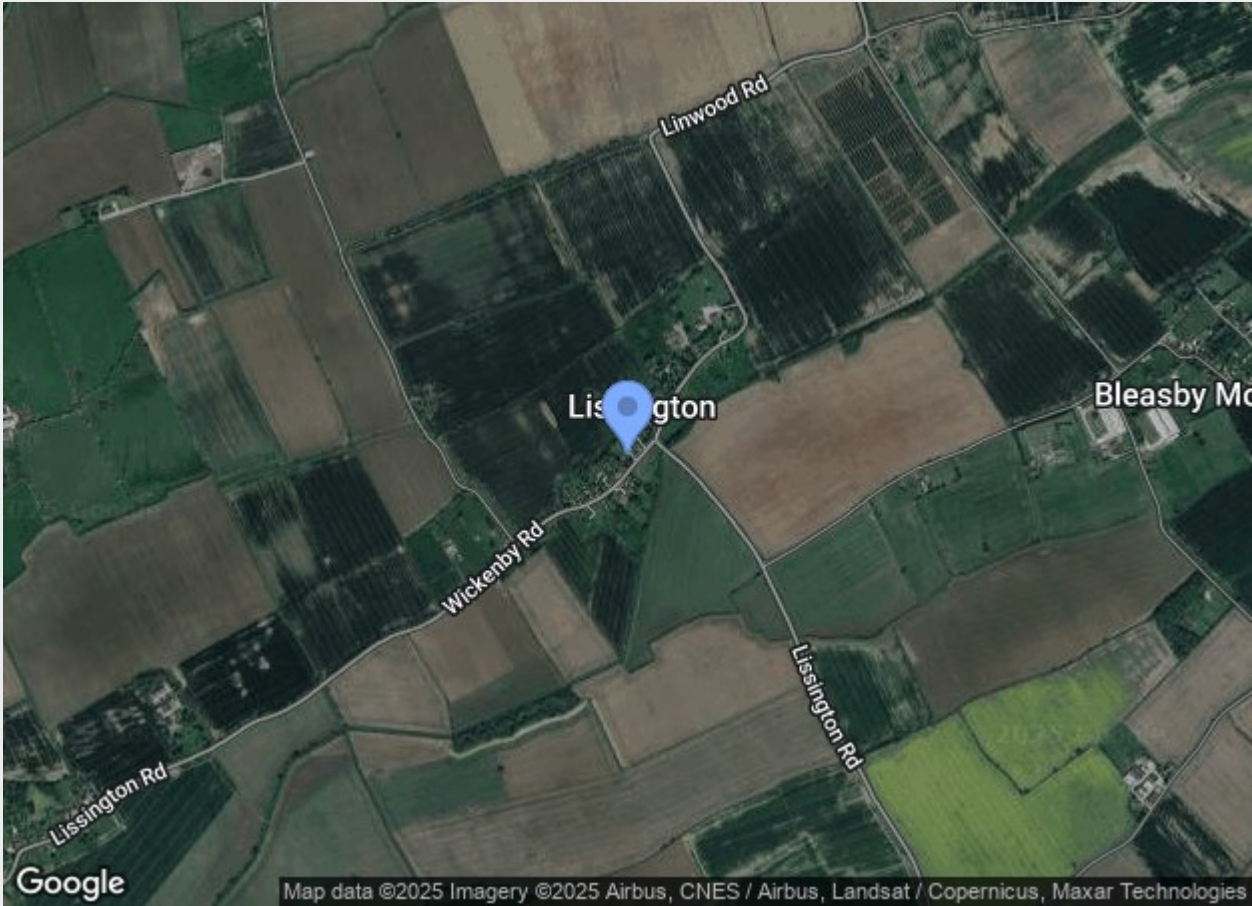
Bedroom two

9'9" x 16'2" (2.97 x 4.93)

Outside

Lawn to the front, courtyard with private outbuilding to the rear, open space beyond for parking 2 vehicles





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.