



# The Garden, Wickenby Road

| Lissington, Lincoln | LN3 5AE

£440,000



Perkins George Mawer & Co.

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



# The Garden

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A Wonderful and Unique Opportunity to buy a Detached Bungalow set in Beautiful Gardens of approaching 1 Acre within the village of Lissington. It is a truly Secluded, Peaceful 'Oasis' a perfect spot to Escape from the Hustle and Bustle of the day. Lissington is almost mid distance between Market Rasen, under five miles and four miles to the thriving, community village of Wragby, which has the annual Wragby Show and Country Fayre, it also boasts a Swimming Pool with various classes, a Co-Op Food Store and various Independent Shops and Pubs. There is a wider selection in Market Rasen where there is also Secondary Schooling at De Aston School and a Railway Station if you need to travel further afield.

The gardens for this home have been open to the public via the National Garden Scheme, it is a vibrant and vivid colour palette with the Two Spring Garden Areas having an abundance of Spring bulbs and plants flowering through to the Summer and early Autumn with a wide variety of Roses, Peony's, Magnolia Trees, archways with trailing Wisteria and Clematis, an Ornamental Pond, Productive Vegetable Garden with raised beds and Two Greenhouses and a cooler Wooded Garden Area which is perfect for anyone wanting to keep chickens and a Large Duckpond.

There are owned Solar Panels which help keep Electricity bills to a minimum, the bungalow is warmed by Oil Fired Radiator Heating and retained by uPVC Double Glazing. The accommodation comprises: Side Reception Room, Living Room, Conservatory or Bedroom Three, Fitted Kitchen, Utility/Large Walk-In Pantry, Orangery, Two Bedrooms and Spacious Bathroom. Outside the garden is approached via electric gates over a long pebbled driveway which provides parking for numerous cars and access to the Double Garage.

- Detached Bungalow in Secluded 'Oasis'
- Solar Panel Efficiency Savings
- Kitchen & Utility/Large Pantry
- Breathtaking Gardens
- Approaching 1 Acre Grounds
- Living Room & Orangery
- Two/Three Bedrooms
- Double Garage plus Parking

## Side Reception Room

10'8 x 11'9 (3.25m x 3.58m)

Formerly Bedroom Three. Approached through composite front door with double glazed insert having leaded feature. Wood style floor. Picture rail. Coving. Doorway to:-







### Inner Reception Hall

Wood style floor. Coving. Radiator. Single glazed door and matching side screen to:-

### Conservatory/Current Bedroom Three

19'1 x 9'2 (5.82m x 2.79m)

Feature arched window overlooking the front garden. Two windows to the side. Half panelled, composite door with obscure double glazed insert to driveway. Radiator.

### Living Room

13'0 x 18'4 (3.96m x 5.59m)

Log burner on flagstone hearth with brick surround and rustic beam over. Window overlooking the front garden. Picture rail. Double radiator.

### Fitted Kitchen

8'2 x 16'3 (2.49m x 4.95m)

Comprehensive range of grey wall and base units with chrome trim. Quartz work-surfaces and splashbacks. Twin bowl, single drainer, stainless steel sink top. Built-in electric double oven and electric hob. Window to side. Tiled floor. Radiator.

### Utility/Large Walk-In Pantry

8'2 x 11'9 (2.49m x 3.58m)

Run of matching quartz work-surfaces. Window to rear. Picture rail. Fitted shelving.

### Orangery/Conservatory

10'4 x 18'10 (3.15m x 5.74m)

Log burner. Windows to sides and rear. Tiled floor. Half uPVC double glazed door to rear garden.

### Bedroom One

13'11 x 11'9 plus wardrobes (4.24m x 3.58m plus wardrobes)

Three double wardrobes with matching storage cupboards over. Window overlooking the 'Rose and Peony Garden'. Radiator. Picture rail.

### Bedroom Two

10'10 x 11'9 (3.30m x 3.58m)

Coving. Window to side. Double radiator.

### Spacious Bathroom

White suite of step-in shower having curved glazed screen. Bath. Low level w.c. Wash hand basin in white high-gloss vanity unit with double and single cupboard under.









### Grounds Approaching 1 Acre

Approached through double opening, electric vehicular gates. Long pebbled driveway providing parking for numerous cars and access to the Double Garage and flanked by deep flower/herbaceous border. Beautiful 'Rose and Peony Garden' with manicured box hedging, 'topiary' trees and water feature. Shaded 'Woodland Garden', a perfect spot for chickens to roam freely, an apiary area for budding beekeepers and having wood-shack. Vegetable Garden with raised vegetable beds, fruit bushes and espalier fruit trees. Lawned areas and walkways. Cottage garden borders with trellising and arches having climbing plants such as Clematis and Wisteria, ornamental pond plus a selection of mature shrubs and trees including Magnolia trees. Two 'Natural Spring Gardens' with an abundance of Spring flowers. Additional 'smallholding' area with Duckpond and lawned surround. Electric sockets and cold water tap.

### Double Garage

15'8 x 22'6 (4.78m x 6.86m)

Twin up and over doors. Light and electric. Work Bench. Cold water tap adjoining.

### Outhouse & Tool Store

4'11 x 8'7 & 5'5 x 3'0 (1.50m x 2.62m & 1.65m x 0.91m)

### Large Main Greenhouse

30'1 x 11'4 (9.17m x 3.45m)

Cold water tap. electric. Wax opening automatic windows.

### Second Greenhouse

9'7 x 7'2 (2.92m x 2.18m)

Electric. Wax opening automatic windows.

### Additional Information

Tenure: Freehold

Services: Mains Electric and Water. Private Septic Tank. Oil fired Central Heating.

Owned Solar Panels: Generate an approximate income of £2500-£3000 per year.

Council Tax Band: C - West Lindsey

EPC Rating: D









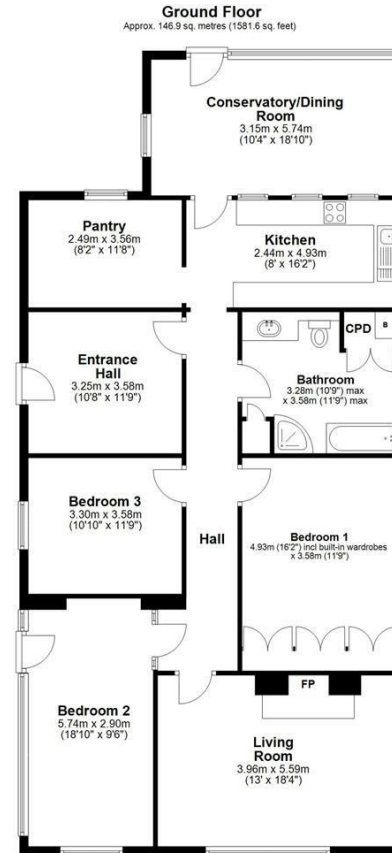






### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 63                         | 74        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Total area: approx. 146.9 sq. metres (1581.6 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE 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.