



2 Church Cottage, Linwood Road

| Lissington | LN3 5AE

£600 Per Month



Perkins George Mawer & Co.

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

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Charming Cottage Retreat – Lissington

Nestled in the picturesque village of Lissington, Church Cottage offers a delightful opportunity to enjoy peaceful rural living. Full of character and potential, this quaint home is ideal for first-time renters, downsizers, or those seeking a countryside escape.

The property features two generously sized bedrooms and a welcoming reception room, where an open fire creates a cosy focal point—perfect for relaxing evenings.

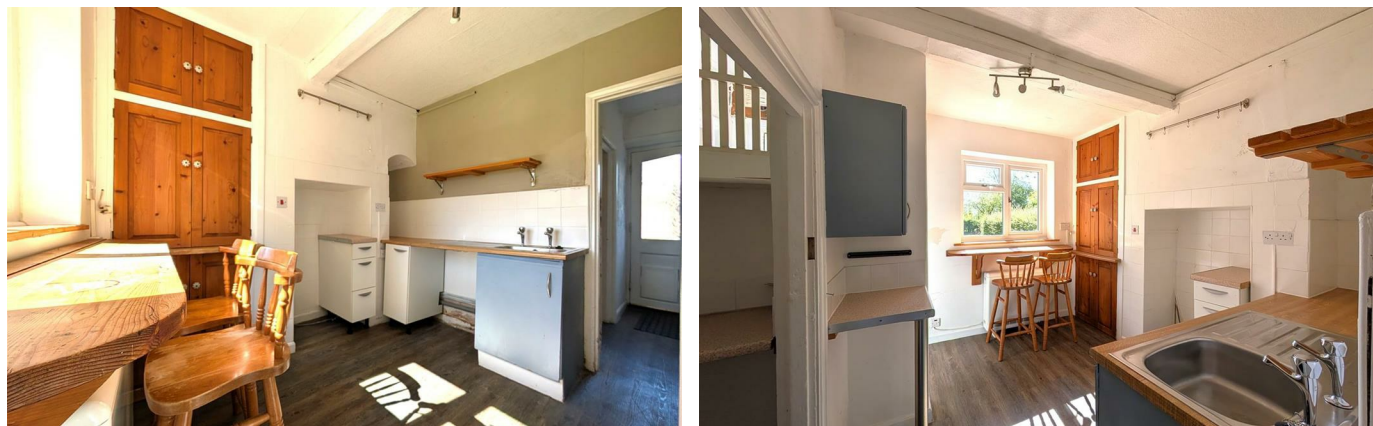
While Church Cottage would benefit from some further enhancement, it presents the perfect opportunity to truly make a house your home. The energy-efficient storage heaters provides a solid foundation for future improvements.

The layout is both practical and inviting, with adequate kitchen, a ground floor bathroom complete with shower over bath, and a charming rear courtyard offering a private outdoor space.

Externally, the property benefits from off-road parking for two vehicles, and a brick out building adding convenience to its idyllic setting. Surrounded by open countryside, the location offers a genuine sense of tranquillity and village charm.

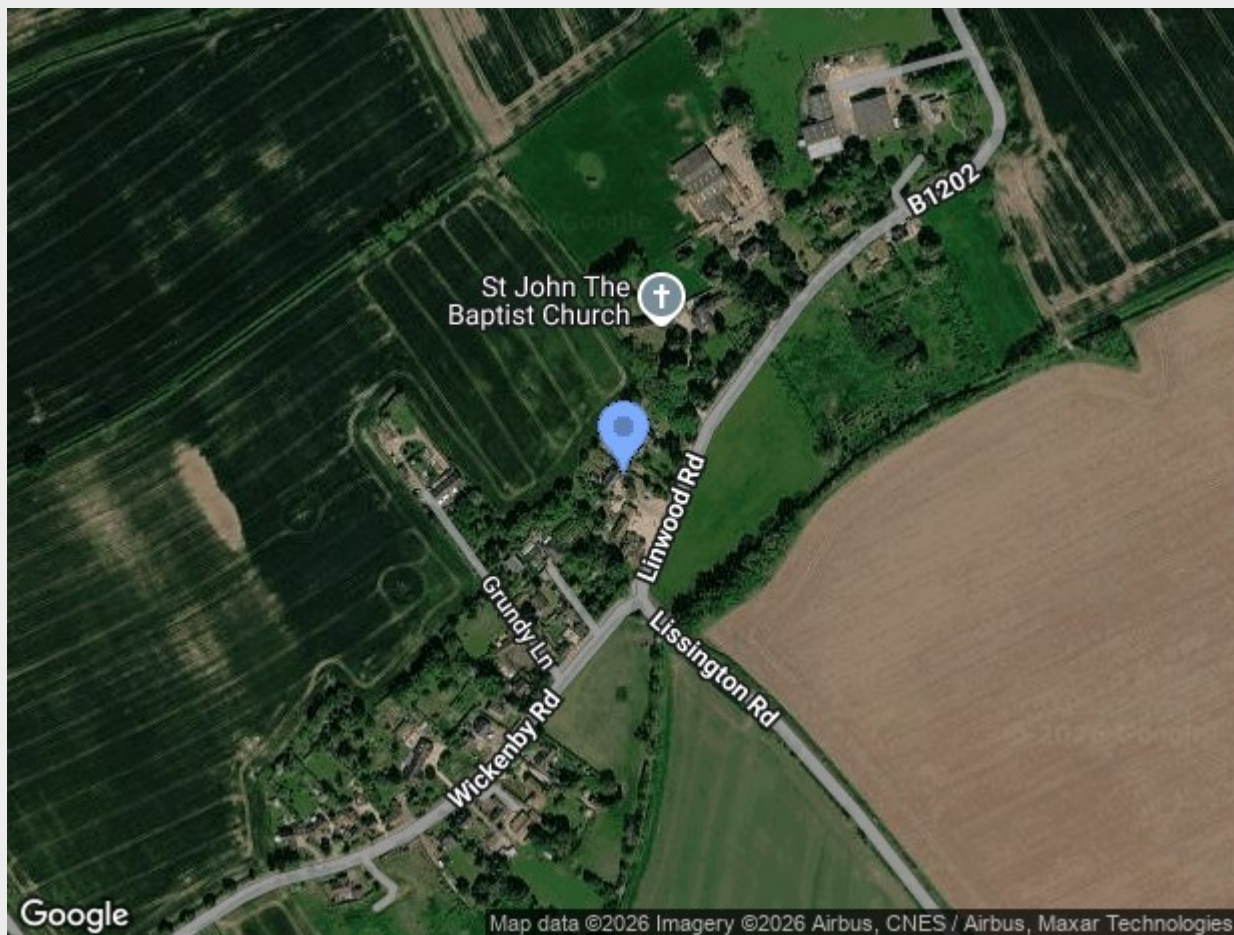
Church Cottage is more than just a home—it's an opportunity to create something truly special. With its character, setting, and scope for improvement, it presents an exciting prospect for those looking to put down roots in a beautiful rural location.

- Rural Living
- Starter Home
- Parking
- Open Fire









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
 info@perkinsgeorgemawer.co.uk
 www.perkinsgeorgemawer.co.uk

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.