



The Bungalow, Manor Farm

| Wickenby | LN3 5AB

£1,200 PCM



Perkins George Mawer & Co.

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

The Bungalow

Manor Farm |

Wickenby | LN3 5AB

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ANOTHER CORKER! Tucked away in the sought-after village of Wickenby, Manor Farm Bungalow is a deceptively spacious detached bungalow set on a generous corner plot. Offering flexible living accommodation, the property features a large living room, additional reception room/bedroom, well-proportioned bedrooms, modern family bathroom, plus utility, shower room and study.

Partly refurbished, this charming home provides the perfect opportunity to add your own stamp while enjoying peaceful countryside living. Outside, there is parking for two vehicles and easy access to local amenities.

A fantastic rural retreat with plenty of potential — early viewing is highly recommended!

- Lounge.
- Breakfast Kitchen.
- Study.
- Bathroom.
- Parking.
- Conservatory.
- Utility Room.
- Three bedrooms
- Shower room.

Kitchen/Breakfast Area
12'11" x 9'05" (3.94 x 2.87)





Utility room

9'05" x 9'10" (2.87 x 3.00)

Study

10'05" x 5'05" (3.18 x 1.65)

Shower Room

7'01" x 5'05" (2.16 x 1.65)

Lounge

19'08" x 14'03" (5.99 x 4.34)

Conservatory

14'11" x 7'04" (4.55 x 2.24)

Bedroom 1

11'04" x 13'06" (3.45 x 4.11)

Bedroom 2

14'07" x 9'10" (4.45 x 3.00)

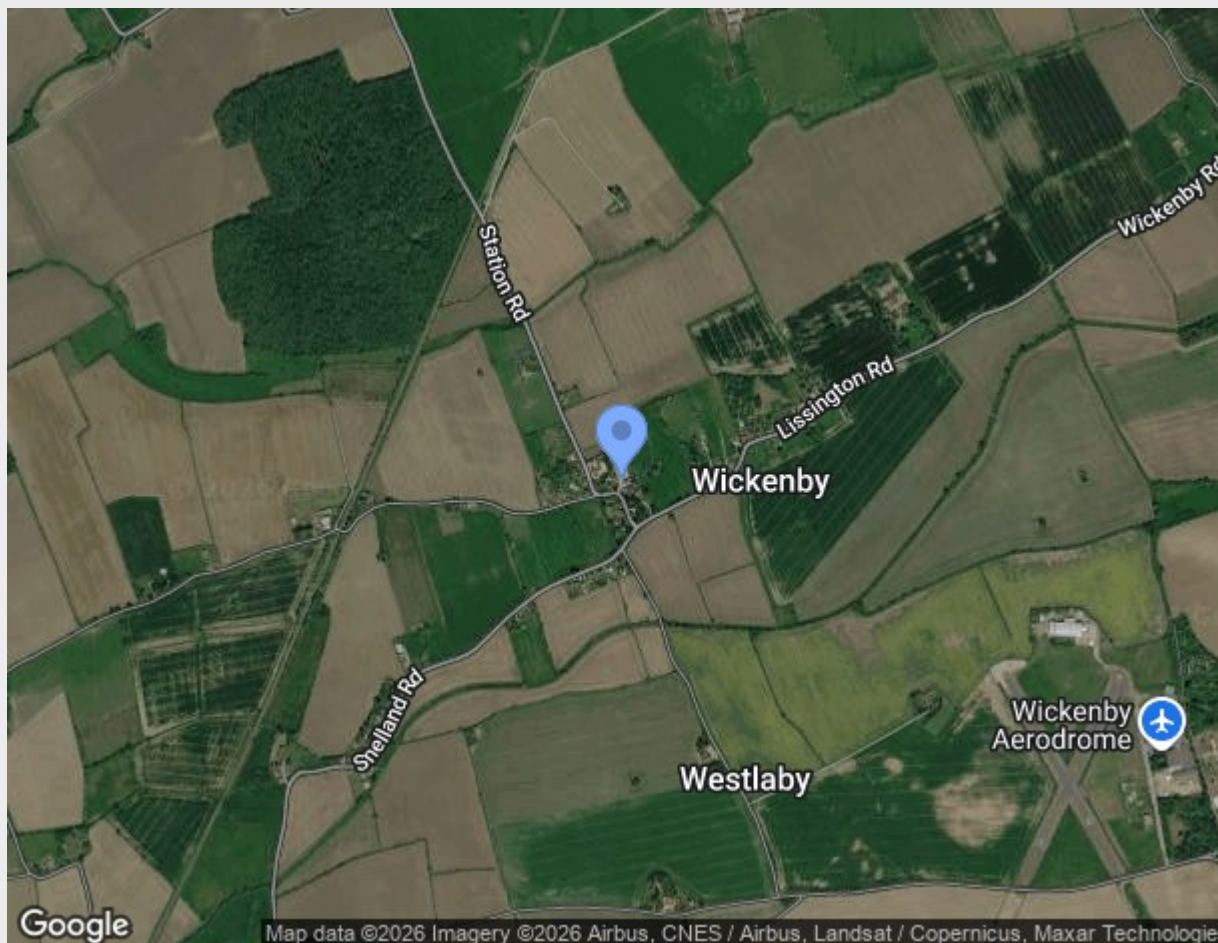
Bedroom 3

9'10" x 9'09" (3.00 x 2.97)

Bathroom

9'10" x 6'09" (3.00 x 2.06)

Outside



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	56		
(39-54) E			
(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.