



# The Maltings, Linwood Road

| Lissington, Lincoln | LN3 5AE

£325,000



**Perkins George Mawer & Co.**

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

# The Maltings

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Cherished Detached Cottage with Spectacular Gardens of Over 0.25 Acre. Nestled behind what was previously The White Hart Pub, this charming cottage originally housed the Malt Kiln and was where the beer was brewed for the White Hart Pub. Lissington lies half between Market Rasen and Wragby, both around four miles distance and catering for all your 'Every Day Needs' with Independent Shops, Tesco and Aldi Supermarkets, Co-Op Food Store in both locations, Leisure Centres too (Wragby having a Swimming Pool) and they both have Doctors Surgeries. Primary Schooling can be found in Faldingworth and also Legsby, whilst Secondary Schooling can be found De Aston. Anyone needing to travel further afield can use the Market Rasen Railway Station.

This Cottage has been Lovingly Looked after by the current family for 47 years, it is set amongst Beautifully Tended and Landscaped Gardens, they Feel so Peaceful, a place where you could 'While Away the Hours', there's even a useful outbuilding which could be used a Summer Kitchen, Bar or simply a handy Workshop. Spend your time Relaxing and Listening to the Water Fountain Bubbling away or Birdsong in the many trees and hedgerows that form part of this cottage's Serene Gardens.

It is warmed by oil fired central heating and the warmth is retained by uPVC multi pane double glazing, keeping a nice Cottage look to this home. It has Character Features including Beams but has been brought substantially up to date with a Re-Fitted Kitchen about six years ago and a new En-Suite around four years ago. The new custodians will still be able to stamp their own mark and enhance the cottage further by upgrading the main bathroom and some redecoration. The accommodation could suit a good cross section of buyers with a Ground Floor Bedroom and En-Suite Shower Room, whilst upstairs there are Two Further Bedrooms and the Main Bathroom. The remaining accommodation includes; Vestibule, Reception Hall and Living Room plus an Outdoor Utility and Parking.

- Stunning Gardens of Over 0.25 Acres
- Peaceful and Secluded Village Setting
- Re-Fitted Kitchen/Breakfast Room
- Cosy Living Room
- Three Bedrooms & Two Bathrooms
- Three Parking Spaces Behind the Cottage
- Single Attached Garage
- Two Useful Outbuildings



## Entrance Vestibule

Approached via double opening wooden doors with 'bullseye' glazed inserts. Quarry tiled floor. Single multi pane glazed inner door to:-



### Reception Room

12'1 x 8'6 (3.68m x 2.59m)

Radiator. Coat cupboard. Open tread stairs to first floor. Open squared archway through to Living Room and door to Ground floor Bedroom One.

### Living Room

15'6 x 11'11 (4.72m x 3.63m)

Bow window to the front. One double and one single radiator. Beamed ceiling. uPVC multi pane, double glazed door and matching side screens to rear garden. Multi pane, single glazed inner door to:-

### Re-fitted Kitchen and Breakfast Room

15'8 x 13'0 (4.78m x 3.96m)

White high-gloss finish wall and base units with brushed steel handles. Granite effect roll-top work-surfaces with inset one and a half bowl, white enamel sink top. Grey 'Metro' style tiled splashbacks. Pale grey marble effect tiled floor. Built-in electric double oven, electric hob and stainless steel/glass extractor hood over. Windows to side and rear. Multi pane single glazed door to:-



### Front Lobby

Grey 'Metro' style tiling. uPVC stable door to front with multi pane, double glazed insert.

### Ground Floor Bedroom One

11'6 x 9'9 (3.51m x 2.97m)

Window to the rear. Radiator. Door to:-

### Re-Fitted En-Suite Shower Room

White modern suite of large walk-in 'rain' shower. Low Level W.C. Contemporary 'Trough' style sink in white high-gloss finish vanity unit with drawers. White tiling to water sensitive areas and contrasting vertical glazed tiling feature. Window to front. Chrome heated towel rail.



### First Floor Landing

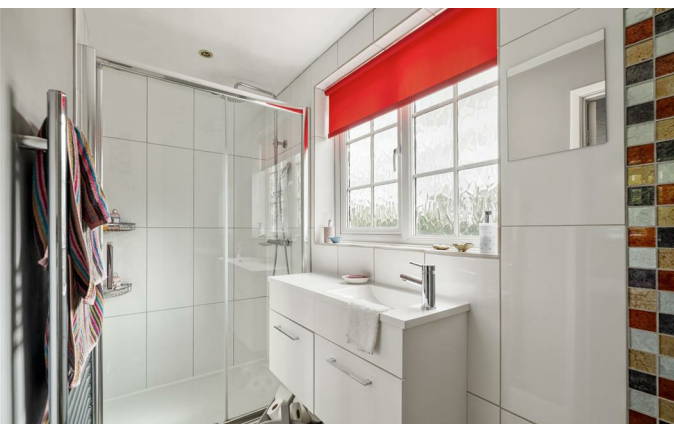
Access to loft space. Airing cupboard housing foam hot water cylinder. Window to rear.

### Bedroom Two

11'7 x 15'7 (3.53m x 4.75m)

Bow window to the front and additional window to the rear. Two radiators. Beamed ceiling.





### Bedroom Three

15'7 x 9'8 (4.75m x 2.95m)

Fitted furniture with two double wardrobes, matching storage and knee-hole dressing table unit. Bow window to front. Double radiator.

### Bathroom

Avocado colour suite of panelled bath. Pedestal wash basin. Low Level W.C. Tiled to full height in co-ordinated tiling. Window to Front. Radiator.

### Small Paved Frontage

Giving pedestrian access to the Attached Single Garage.

### Attached Single Garage

16'2 x 12'5 (4.93m x 3.78m)

Up and over door. Light. Oil fired boiler.

### Outbuilding/Utility

6'8 x 5'8 (2.03m x 1.73m)

Quarry tiled floor. Light and electric.

### Stunning Rear Garden

Expanse of sculptured lawns. Ornamental koi pond with water feature. Second ornamental pond with a waterfall feature (in need of finishing and some repair). Rockery incorporating 'Bug Hotel'. Orchard area with Spring Flower Garden. Tiered gravelled patios. Large greenhouse. Covered seating/bench. Abundantly stocked 'Cottage Beds and Borders' with Roses, Irises, Peonies, Foxgloves and many other 'Cottage/Wildflower' varieties. Patio with 'Plant Theatre' an upturned rowing boat feature. Two archways with climbing plants to Parking Area to the Rear of the Cottage.

### Outdoor Kitchen/Workshop/Garden Bar

9'5 x 8'3 (2.87m x 2.51m)

Fitted wall and base units. Run or work-surfaces. Single glazed window to the rear. Electric sockets.

### Gravelled Parking to Rear

Parking for three cars.

### Additional Information

Tenure: Freehold

Services: Electric, Water & Drains - Oil fired central heating

Council Tax Band: C - West Lindsey

EPC Rating: E

Agents Note: Main photo is the rear of the cottage





## Floor Plan to Follow

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.