



# 1 The Terrace, Grundy Lane

| Lissington, Lincoln | LN3 5AE

£180,000



Perkins George Mawer & Co.

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

# 1 The Terrace

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Semi Rural End Terraced Period Home with Open Fields and Views to the Side. Nestled in a 'Quiet and Tucked Away' position in Lissington this home is a Perfect Spot if you Love the Great Outdoors with plenty of Countryside Walks on your doorstep. The village is half way between Market Rasen and Wragby and between the two, they cater for most of your 'Every Day Needs' with Primary and Secondary Schooling, Supermarkets, Independent Shopping, Two Leisure Centres (Wragby having a Swimming Pool), Pubs and Restaurants, there is also a Train Station at Market Rasen if you need to travel further afield or by bus to High School and Lincoln.

This home is warmed by Oil Fired Central Heating and the warmth is retained by uPVC double glazing, there is also an open fire for cosy Winter evenings in. The accommodation comprises; Entrance Porch, Hall, Cloakroom, Ground Floor Bathroom, Kitchen/Breakfast Room, Living Room opening to Dining/Conservatory, Inner Hall, First Floor Landing and Three Bedrooms. Outside there is a Fantastic Front Garden and a Mediterranean Courtyard Rear Garden and a Detached Single Garage with Parking Space in front.

- End-Terraced House next to Open Countryside
- Mediterranean Rear Courtyard Garden
- Conservatory/Dining Room
- Three Bedrooms, Bathroom & Cloakroom
- Fantastic Front Garden
- Living Room with Open Fire
- Kitchen/Breakfast Room
- Detached Garage & Parking

## Entrance Porch & Hallway

Approached via half panelled entrance door. Tiled floor. Doors off.

## Cloakroom

Low Level W.C. Wash hand basin. Window to front. Radiator.

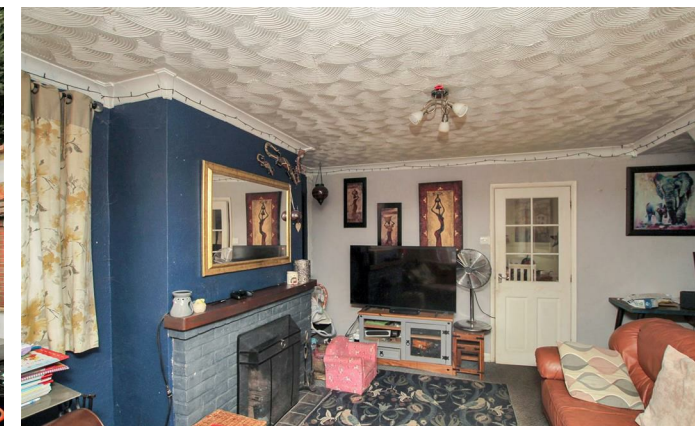
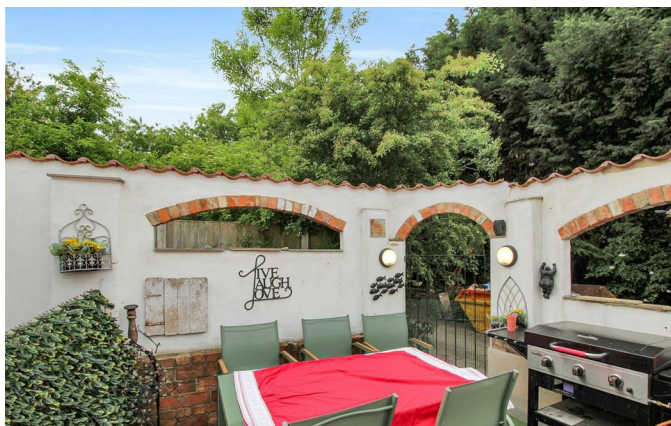
## Ground Floor Bathroom

Bath with shower and screen over. Pedestal wash basin. Radiator. Tiling to water sensitive areas. Window to front.

## Kitchen/Breakfast Room

8'11 z 15'3 (2.72m z 4.65m)

Fitted wall and base units. Roll top work-surfaces with inset single drainer, stainless steel sink top. Tiled splashbacks and floor. Window to side with countryside views. Radiator. Oil fired boiler. Part panelled door to:-





### Living Area

12'10 x 10'6 minimum plus chimney recess (3.91m x 3.20m minimum plus chimney recess)

Window to side with countryside view. Open fire. Door to Inner hallway. Double radiator. Opening to:-

### Dining Area/Conservatory

12'0 x 10'0 (3.66m x 3.05m)

Windows to sides and rear. Double glazed, double doors to Rear Mediterranean style Courtyard.

### Inner Hall

Half double glazed door to rear garden. Stairs to First Floor.

### First Floor Landing

Doors off. Access to loft.

### Bedroom One

9'7 x 12'3 maximum (2.92m x 3.73m maximum)

Radiator. Window to rear. Built-in cupboard/wardrobe.

### Bedroom Two

12'7 x 7'11 (3.84m x 2.41m)

Window to front. Radiator.

### Bedroom Three

9'0 x 7'5 (2.74m x 2.26m)

Window to front. Radiator.

### Large Front Garden

Mostly lawned with mature trees and shrubs.

### Mediterranean Style Rear Courtyard Garden

Whitewashed walls topped by pantiles. Arched alcoves. Wrought iron gate to the lane.

### Detached Garage & Parking Space

16'4 x 13'9 (4.98m x 4.19m)

Electric up and over door.

### Additional Information

Tenure: Freehold // EPC Rating: T.B.C. // Services: Mains Water and Electric. Septic tank.

Oil fired heating. // Council Tax Band: T.B.C. - West Lindsey


Broadband: Currently provided through Quickline with an antenna. The owner has

informed us that there is also Fibre available via Quickline and Quantum





### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

## Floor Plan to Follow

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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.