



## Wykeside, Scothern Lane

| Stainton-by-Langworth, Lincoln | LN3 5BL

£170,000



Perkins George Mawer & Co.

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

# Wykeside

Scothern Lane |

Stainton-by-Langworth, Lincoln | LN3

5BL

A Charming Semi Detached Cottage in a Small Lincolnshire Hamlet which lies around nine miles to the North East of Lincoln City Centre and under seven miles to the Carlton Centre and Tesco Extra on Wragby Road. There is a first school in Scothern or Cherry Willingham, whilst Secondary Schooling can be found at Welton.

This Cherished Home is ready to be Re-Loved and Improved by its new custodian but it is situated in a lovely spot and has great scope to extend over a period of time (Subject to Permissions). It is warmed by Electric Night Storage Heaters and the warmth is retained with the help of uPVC and Sealed Unit Multi Pane Double Glazing.

There is a Wonderful Garden which the owner enjoyed and found to be the perfect place to relax. There are Three Outbuildings, one of which is an old fashioned Scullery/Outside W.C. The main accommodation comprises; Entrance Hall, Lounge/Dining Room with Log Burner for cosy Autumn and Winter evenings in, a Kitchen Area and Rear Porch. On the First Floor there is a Landing, Two Bedrooms and a Bathroom. There is Parking for a minimum of two cars. For Sale with No Onward Chain.

- Charming Semi Detached Cottage
- Ready to be Re-Loved
- Cherished Home for Many Years
- Small Lincolnshire Hamlet
- Lounge/Diner & Small Kitchen
- Two Bedrooms & Bathroom
- Good Sized Plot and Garden
- Parking for Two Cars

## Entrance Hall

Approached via a panelled side entrance door. Night storage heater. Stairs to First Floor. Panel effect door to:-





### Lounge/Dining Room

22'4 x 11'9 minimum (6.81m x 3.58m minimum)

Measurement plus alcoves. uPVC multi pane, double glazed window to the front and sealed unit, multi pane, double glazed window to the rear. Log burner with brick surround and wood mantel. Stained glazed internal window. Night storage heater. Double opening louvre swing doors to Kitchen Area. and Door to Rear Porch

### Small Kitchen Area

11'10 x 3'10 (3.61m x 1.17m)

uPVC multi pane, double glazed window to the side. Fitted wall and base units. Roll top worksurfaces with stainless steel, single drainer sink unit. Tiled splashbacks.

### Rear Porch

Half panelled and half glazed door to Rear Garden.

### First Floor Landing

Sealed unit, multi pane, double glazed window to side. Access to loft space.

### Bedroom One

10'0 x 11'9 minimum - plus two recesses (3.05m x 3.58m minimum - plus two recesses)

uPVC double glazed, multi pane window to the front.

### Bedroom Two

11'11 x 7'10 (3.63m x 2.39m)

Sealed unit, multi pane double glazed window to rear.

### Bathroom

8'9 x 7'8 (2.67m x 2.34m)

Panelled bath with electric shower and screen over. Pedestal wash basin. Low level W.C. Tiling to water sensitive areas. Night storage heaters. Sealed unit, multi pane double glazed window to the rear. Airing cupboard housing foam lagged hot water cylinder.





### Front Garden

Approached through double opening wrought iron gates. Concrete driveway providing parking for two cars. Lawn. Mature herbaceous borders and hedgerow. Timber gated access to:-

### Rear Garden

Paved patio. Expanse of lawn. Hedgerow and herbaceous borders. Timber garden shed. Greenhouse.

### Range of Outbuildings

#### Scullery/Outside W.C.

7'5 x 5'0 (2.26m x 1.52m)

Belfast sink. W.C. Light and electric. Adjoining tool store.

#### Coal House

5'6 x 3'6 (1.68m x 1.07m)

Light and electric.

### Additional Information

Tenure: Freehold

Services: Mains Electric and Water. Drainage via Septic Tank.

Broadband: Not connected

EPC Rating: T.B.C.

Council Tax Band:





# Floor Plan to Follow

| 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>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.