



2, Station Road

Wickenby | Lincoln | LN3 5AW

Asking Price £120,000



Perkins George Mawer & Co.

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



# 2

Station Road | Wickenby

Lincoln | LN3 5AW

Asking Price £120,000

An opportunity to buy a two bedroom Grade 2 listed, period mid terrace cottage. Formally a single dwelling and since being converted into three cottages.

The property maintains many original features and requires modernisation throughout. Internally the property comprises entrance vestibule, lounge with parquet floor, lean to style conservatory, breakfast kitchen and bathroom to the ground floor. To the first floor are two bedrooms both having walk in storage rooms and being served by an anteroom.

Off street parking is available to the front and a good sized garden with outbuilding to the rear.

- Period Mid Cottage
- Unique Property
- Breakfast Kitchen
- Good Sized Garden to Rear
- Grade II Listed
- Many Original Features
- Modernisation Required
- Off Street Parking to Front
- Outbuilding to Rear
- Popular Village Location

## ENTRANCE VESTIBULE

### LOUNGE

16'0" x 15'6" (4.88 x 4.72)

With deep sill double glazed window to the front elevation, exposed original ceiling beam, two electric wall mounted storage heaters, picture rail, recessed alcove and electric fireplace with mounted wood surround. It is likely that there is an original fireplace behind although this can not be confirmed.

Stairs to first floor and doorway to:

### BREAKFAST KITCHEN

13'10" x 11'8" (4.22 x 3.56)

In need of replacement and modernisation the room currently comprises wall and base units comprising a stainless steel sink unit, extractor hood and electric cooker point.

A double glazed window overlooks the the lean to style conservatory area.







#### LEAN TO CONSERVATORY

With tiled floor and double glazed French doors to the rear garden.

#### BATHROOM

With access from an inner vestibule from the breakfast kitchen, the bathroom currently comprises a double glazed obscured window to the rear, low level flush W.C and space for shower/bath and wash hand basin.

#### TO THE FIRST FLOOR

#### LANDING

#### ANTEROOM

12'2" x 6'9" (3.71 x 2.06)

With exposed ceiling beam, double glazed window to the front elevation and access to:

#### BEDROOM ONE

11'1" x 9'1" (3.38 x 2.77)

With double glazed window to the front, exposed beam and walk in storage cupboard.

#### BEDROOM TWO

12'6" x 7'7" (3.81 x 2.31)

With double glazed window to the rear and walk-in storage room.

#### WALK -IN STORAGE ROOM

12'6" x 7'7" (3.81 x 2.31)

With double glazed window to the rear.

#### EXTERNALLY

To the front of the property is a lawned garden with hedged boundaries and driveway providing off street parking whilst to the rear is a good sized garden mainly laid to lawn, greenhouse and outbuilding.

There is sunken septic tank which is shared by the three properties. An access gate to the septic tank is available from the neighbouring property.

Fenced and hedged boundaries enclose the garden.

#### AGENT NOTES

Septic Tank

Electric

No gas

Council Tax Band ?

We have been made aware that the current roof of the property is asbestos and therefore a lender is unlikely to mortgage the property.



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		
<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.