



Perkins George Mawer & Co.

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

Primrose Cottage, Snelland Road, Wickenby, Lincoln, LN3 5AB

£190,000



Opportunity to purchase a semi detached cottage situated in delightful rural location requiring renovation and refurbishment, with datestone 1846, being sold with no forward chain. The property is situated on a large garden plot having separate access to an timber ex commercial unit (30' x 15'8") with additional brick outbuildings having separate double gate access. The main property being accessed over concrete driveway to 2 detached garages. The main house comprises side entrance porch, kitchen, G.F. bathroom, dining room and lounge with two first floor double bedrooms and provided with oil fired C.H. and double glazing

LOCATION

The property is situated on the edge of the village of Wickenby but within convenient driving distance of the market town of Market Rasen and the city of Lincoln

SERVICES

The property is provided with mains, electricity and water, drainage is to a septic tank

ACCOMMODATION

SIDE ENTRANCE LOBBY

With timber entrance door, further inner door to

KITCHEN

8' 10" x 8' (2.69m x 2.44m)

With window to side elevation, radiator, wall and base units, sink unit, electric cooker point

INNER LOBBY

With window to side elevation, leading to

BATHROOM

With window to side elevation, containing low level WC, panelled bath, wall mounted bracket hand wash basin, radiator and plumbing for automatic washing machine, storage cupboard

HALLWAY

leading from kitchen with radiator, window to side elevation and having walk in Larder with window to side elevation

DINING ROOM

8' 6" x 7' 8" (2.59m x 2.34m)

With window to rear elevation, radiator and door access to stairs

LOUNGE

14' 6" x 11' 9" max (4.42m x 3.58m)

into walk in bay window to the front elevation, angled wall containing oil fired boiler, radiator and with door access staircase to first floor level

FIRST FLOOR LANDING

With radiator and doors off to

BEDROOM ONE

12' 10" x 11' 8" (3.91m x 3.56m)

With window to side elevation and recessed fireplace



BEDROOM TWO

12' 6" x 8' 9" (3.81m x 2.67m)

With window to side elevation and airing cupboard containing hot water cylinder

OUTSIDE

The property is standing on a generous garden plot with large formal lawns, accessed through gateway to a drive leading to two detached GARAGES and further extending to formal lawns with brick OUTBUILDING containing oil tank, hedging to boundary and to the rear boundary a further SEMI DETACHED OUTBUILDING.

Separate double metal gate access leads to the large timber COMMERCIAL UNIT (30' x 15'8") with metal roof and timber entrance doors and containing commercial vehicle pit.

A superb refurbishment/renovation project with possible extension to provide general accommodation.
Recommended for viewing.





Local Authority
Council Tax Band
EPC Rating
What Three Words

West Lindsey District Council
B
TBC
///activity.value.charts



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Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

Contact

T: 01673 843011

E: info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

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