



Paddisons Cottage, Louth Road

Wragby | Market Rasen | LN8 5PH

£795 PCM



Perkins George Mawer & Co.

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

Paddisons Cottage

Louth Road | Wragby
Market Rasen | LN8 5PH
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GREAT ROAD LINKS! Well positioned in the charming area of Wragby, Market Rasen, this delightful semi-detached house on Louth Road offers a perfect blend of comfort and convenience. This property is ideal for small families, couples, or individuals.

Upon entering, you are welcomed into a spacious hallway that has an integrated garage / storage area and sun room. The main part of the house has a living room that provides ample space for relaxation and entertaining. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The ground floor features a modern walk-in shower and kitchen space adding to the practicality of the home.

The property boasts two good size bedrooms and a generous driveway, providing parking for one vehicle, which is a valuable asset in this popular area. The location offers excellent links to major roads, making

- Semi detached house
- Village location
- Porch
- Ample parking and grounds
- 2 bedrooms
- Ground floor shower room
- Lounge and kitchen
- Outside store

MAIN ENTRANCE

ENTRANCE PORCH

6'6" x 3'3" (1.98 x 0.99)

KITCHEN

11'9" x 8'5" (3.58 x 2.57)

LOUNGE

18'10" x 11'7" (5.74 x 3.53)

BATHROOM

8'8" x 4'9" (2.64 x 1.45)

LANDING AND STAIRCASE

BEDROOM ONE

16'0" x 8'8" (4.88 x 2.64)

BEDROOM TWO

13'0" x 8'5" (3.96 x 2.57)

OUTSIDE STORE

9'1" x 7'0" (2.77 x 2.13)

OUTSIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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