



Ashcroft, Louth Road

| Wragby, Market Rasen | LN8 5PH

£325,000



Perkins George Mawer & Co.

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



# Ashcroft

Louth Road |

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£325,000

A Truly Lovely, Detached Bungalow in an Enviably Village Location Backing Onto Countryside with Open Views. Set on the outskirts of this Sought After Village which has many services including Leisure Centre with Pool, Doctors, Independent Shopping, Primary Schooling, Pubs and the community come together for the local charity fundraising Wragby Show and Country Fayre which has Food Stalls, Bar, Classic Cars, Tractors, Stationery Engines, Carriage Driving, Horse Show with Show Jumping and Heavy Horses, Fun Dog Show, Horticulture Classes, Poultry Show and Live Music.

The Good Sized Accommodation is heated by Oil Fired Radiator Heating and retained by uPVC Double Glazing. It comprises in brief: Entrance Porch, Reception Hall, Living Room with double doors to Dining Room, Kitchen/Breakfast Room, Conservatory, Three Bedrooms with Bedroom One having a Dressing Room/Potential En-Suite. Set behind a mature hedgerow and five bar gate the Front Garden has a Sweeping Driveway with Parking for Several Cars and access to the Single Garage with attached Utility Area. The Pretty Rear Garden has sculptured lawns and borders and open countryside beyond. Offered For Sale with No Onward Chain.

- Lovely Detached Bungalow
- Countryside Views to Rear
- Kitchen/Breakfast Room & Conservatory
- Bathroom & Potential En-Suite
- Fantastic Village Location
- Two Sizeable Reception Rooms
- Three Bedrooms
- No Chain

## Entrance Porch

Half uPVC panelled and half obscure double uPVC double glazed entrance door with stained and leaded feature, matching side screen adjacent. Single glazed inner door and side screen to:-







### Reception Hall

Radiator. Double opening coat cupboard. Double opening airing cupboard housing hot water cylinder. Access to loft space. White panel effect doors off.

### Living Room

15'10 x 12'5 (4.83m x 3.78m)

Bow window to the front, additional window to the side. Double radiator. Coving. Electric coal effect fire with tiles hearth and surround and wood style mantel. Double opening Door to:-

### Dining Room

9'8 x 15'5 (2.95m x 4.70m)

Radiator. Window to rear. White panel effect door to:-

### Re-Fitted Kitchen/Breakfast Room

12'6 x 11'1 (3.81m x 3.38m)

White wood grain effect wall and base units. Crackle effect roll top work-surfaces with inset one and a half bowl, single drainer stainless steel sink top. Matching larder unit. Oil boiler. Double radiator. Window to rear. Half panelled and half double glazed door to:-

### Conservatory/Garden Room

6'1 x 10'9 (1.85m x 3.28m)

Double glazed windows to rear and side. Double glazed, double doors to garden.

### Bedroom One

10'9 x 10'10 (3.28m x 3.10m)

Window to front. Radiator. White panel effect door to:-

### Dressing Room/Potential En-Suite

7'1 x 5'4 (2.16m x 1.63m)

Window to front.







### Bedroom Two

10'7 x 9'7 plus wardrobes (3.23m x 2.92m plus wardrobes)  
Two double, mirror front wardrobes. Radiator. Window to rear. Coving.

### Bedroom Three

9'5 x 11'11 (2.87m x 3.63m)  
Radiator. Window to side.

### Bathroom

Panelled bath with shower over. Pedestal wash basin. Low level w.c. Tiling to water sensitive areas. Double radiator. Window to side.

### Front Garden

Set behind five bar gate and mature hedgerow, with sweeping driveway having parking for several cars and giving access to the Single Garage

### Single Garage

15'8 x 9'3 (4.78m x 2.82m)  
Up and over door. Opening up to:-

### Utility Area

Plumbing for washing machine.

### Pretty Rear Garden Backing onto Countryside

Gated access. Sculptured lawn and flower borders. Beech hedgerow to bottom boundary. Apple tree. Open countryside to rear. Shed. Light.

### Additional Information

Tenure: Freehold

Services: T.B.C.

Heating: Oil fired heating to radiators.

Council Tax Band: C - East Lindsey

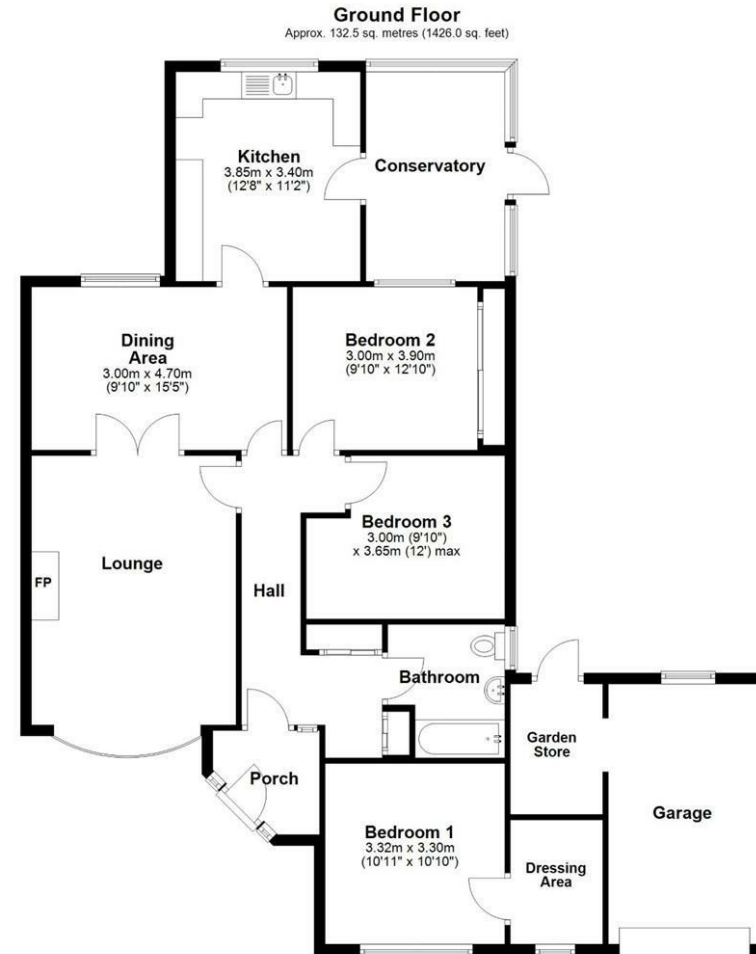
EPC Rating: F - However there have been improvements made to the bungalow since this EPC was commissioned including new Oil Fired Boiler





#### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                   |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>81</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>                            | <b>22</b> |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



Total area: approx. 132.5 sq. metres (1426.0 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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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.