



10, Manor Drive

| Wragby, Market Rasen | LN8 5SL

Offers Over £325,000



Perkins George Mawer & Co.

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

# 10

Manor Drive |

Wragby, Market Rasen | LN8 5SL

Offers Over £325,000

A Beautifully Presented and Good Sized Detached Bungalow set close to the heart of the Historic Market Town of Wragby. This is a thriving and bustling location with many amenities within easy reach, there is a Co-Op Food Store and good selection of Independent Shops Pubs, Wragby Surgery, Vets and a Leisure Centre with Swimming Pool. There is a Primary School, whilst Secondary Schooling can be found in Market Rasen or Horncastle, both under ten miles distance. Wragby has an active community which hosts the annual Wragby Show & Country Fayre and has many clubs or events throughout the calendar that you can join or simply enjoy.

This home is in immaculate order throughout, it is beautifully decorated, Oak doors have been added throughout the inside and it has a Stylish, Re-Fitted Kitchen & Utility by 'Kitchen Solutions' of Horncastle. There was a new Worcester Oil Boiler fitted in 2020 which is serviced annually and the warmth generated is retained by uPVC Double Glazing.

The modern and spotless accommodation comprises in brief: Storm Porch, Reception Hall, 'L' Shaped Living Room, Kitchen, Utility Room, Conservatory, Three Bedrooms, Bathroom and En-Suite Shower Room. Outside there are Manicured and Well Tended Gardens to Front, Side and Rear with Workshop, a Driveway provides Parking for Three Cars with one space being under a Car Port plus a Single Garage.

- Immaculate Detached Bungalow
- Popular & Sought After Village
- Living Room plus Conservatory
- Re-Fitted Kitchen & Utility
- Two Double & One Single Bedroom
- Bathroom plus En-Suite Shower
- Manicured Gardens to Three Sides
- Parking, Car Port & Garage

## Reception Hall

Approached through half uPVC panelled door with two double glazed inserts and double glazed side screen. Radiator. Coving. Oak doors off. Coat cupboard. Airing cupboard with radiator.





### Re-Fitted Kitchen

9'10 x 8'10 (3.00m x 2.69m)

Re-Fitted by renowned kitchen fitters 'Kitchen Solutions' of Horncastle, finished in 'mussel', a gentle sage green colour. Selection of wall and base units with gold colour knobs and tea-cup handles, includes a base unit of drawers and wall units with pelmets. Built-in dishwasher. Wood work-surfaces with white one and a half bowl, single drainer enamel sink top. Windows to front and side. Tiled splashbacks. Double radiator. Coving. Doorway to:-

### Utility Room

5'1 x 6'5 (1.55m x 1.96m)

Matching wall units, base units and work-surfaces. Space for fridge/freezer and washing machine. Tiled splashbacks. Half panelled and half double glazed door to Driveway and Car Port. Coving. Radiator.

### 'L' Shaped Living Room

17'8 overall length - 10'9 x 13'1 plus 6'11 x 9'8 (5.38m overall length - 3.28m x 3.99m plus 2.11m x )

Window to side. Coving. Double Radiator. Double glazed patio doors to:-

### Conservatory

9'4 x 11'6 (2.84m x 3.51m)

Double glazed windows to sides and rear. Double glazed door to garden.

### Bedroom One

13'3 x 9'11 (4.04m x 3.02m)

Window to front. Radiator. Coving. Oak panelled door to:-

### En-Suite Shower Room

Modern white suite of step-in shower cubicle. Wash hand basin in white high-gloss finish vanity with double cupboard. Chrome heated towel rail. Coving. Mermaid style boarding to water sensitive areas. Window to side.

### Bedroom Two or Dining Room

12'9 x 8'11 (3.89m x 2.72m)

Radiator. Window to rear. Coving.





### Bedroom Three

8'11 x 7'9 into recess (2.72m x 2.36m into recess)

Coving. Radiator. Window to side.

### Bathroom

Modern white suite of panelled bath. Low level w.c. Wash hand basin in white high-gloss vanity with double cupboard under. Mermaid style boarding to water sensitive areas. Chrome heated towel rail. Window to side. Coving.

### Front Garden

Two areas of lawn. Double length driveway. Herbaceous borders and beds. Double opening wrought iron gates to:-

### Car Port

20'8 x 8'11 (6.30m x 2.72m)

Light. Cold water tap.

### Garage

16'8 x 8'11 (5.08m x 2.72m)

Up and over door. Oil boiler. uPVC double glazed window to rear. Light and electric.

### 'L' Shaped Wrap-Around Rear Garden

Three gated access points. Expanse of shaped lawn. Sculptured and manicured borders. Paved patio terrace. Raised herbaceous border with railway sleeper retainers. Additional paved sun terrace outside the Workshop.

### Workshop

9'6 x 15'4 (2.90m x 4.67m)

Light and electric. Insulated walls.

### Additional Information

Tenure: Freehold

EPC Rating: T.B.C.

Services: Mains Electric, Water and Drainage. Oil fired central heating.

Council Tax Band: C - East Lindsey





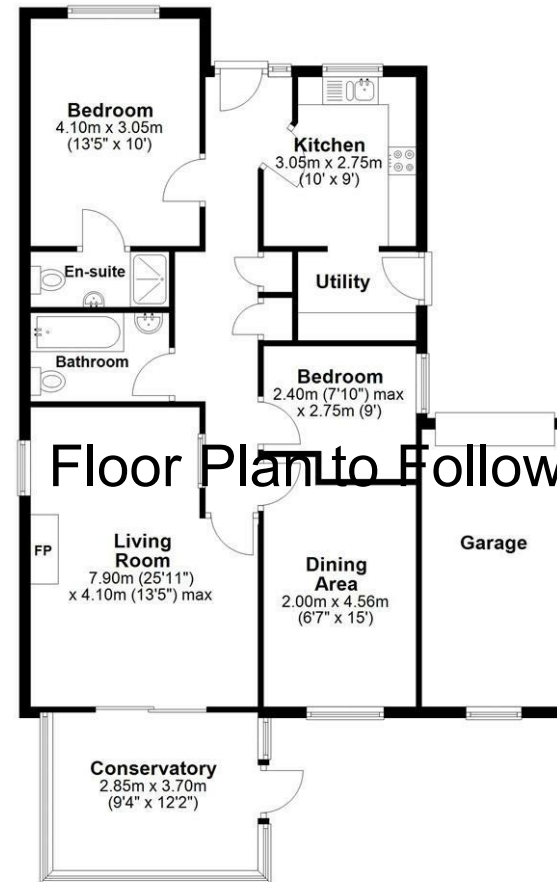


#### Energy Efficiency Rating

	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	

#### Ground Floor

Approx. 119.0 sq. metres (1281.3 sq. feet)



Total area: approx. 119.0 sq. metres (1281.3 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.