



Perkins George  
Mawer & Co.  
**FOR SALE**  
01673 843011  
[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

18, Mill View Road

Wragby | Market Rasen | LN8 5RG

£200,000



Perkins George Mawer & Co.

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

# 18

Mill View Road | Wragby

Market Rasen | LN8 5RG

£200,000

Spacious Detached Bungalow which is Quietly nestled in a 'No Through Road' which currently leads to Open Countryside and Walks on the edge of Wragby. This thriving Market Town has many local services including Doctors, Leisure Centre with Pool, Primary School, Cafes, Co-op Food Store, Pubs, selection of Independent Shops and much much more, whilst more comprehensive shopping and Secondary Schooling can be found in Market Rasen which is less than ten miles or Horncastle with its Grammar School just over ten miles. Alternatively, you can hop on a bus and travel to Lincoln City Centre.

There is oil fired radiator heating and uPVC double glazing and accommodation that comprises in brief; Reception Hall, Living/Dining Room, Kitchen, Three Bedrooms and Bathroom. Outside there are Gardens to Front and Rear, a Driveway and Single Garage.

Offered For Sale with No Onward Chain.

- Spacious Detached Bungalow
- Close to Countryside & Walks
- Popular Wragby Location
- Great Local Shops & Services
- Reception Hall & Kitchen
- Living/Dining Room
- Three Bedrooms & Bathroom
- Gardens, Drive & Garage

### Reception Hall

Approached via half uPVC panelled and half double glazed entrance door with stained and lead style feature plus matching side screen. Radiator. Coving. Access to loft. Coat cupboard. Airing cupboard housing foam lagged hot water cylinder. White panel effect doors off.

### Living/Dining Room

16'10 x 10'11 (5.13m x 3.33m)

Part grey wood effect tiled floor. Two double radiators. uPVC double glazed picture window and door to front. Coving.





#### Fitted Kitchen

11'4 x 9'10 (3.45m x 3.00m)

Beech effect wall and base units, matching corner larder unit. Cream coloured roll top worksurface with inset single drainer sink top. Mosaic effect tiled splashbacks. Window to front. Tiled floor. Double radiator. Built-in electric double oven, hob and extractor.

#### Bedroom One (or Separate Dining Room)

10'3 x 10'11 (3.12m x 3.33m)

uPVC double glazed/double doors to rear garden. Built-in triple wardrobe/storage cupboards. Coving. Radiator.

#### Bedroom Two

10'4 x 9'11 (3.15m x 3.02m)

Radiator. Window to rear. Coving.

#### Bedroom Three

8'0 x 7'9 (2.44m x 2.36m)

Window to side. Coving. Radiator.

#### Bathroom

White panelled bath with shower and screen over. Wash hand basin in vanity unit with white high-gloss unit and double cupboard under. Tiling to water sensitive areas. Chrome heated towel rail. Window to side.

#### Front Garden

Lawn. Hedge to front. Block paved driveway providing parking and access too:-

#### Single Garage

Up and over door.

#### Rear Garden

Two gated accesses. Mainly laid out as paved patio. Shed.

#### Additional Information

Tenure: Freehold

Services: Mains Electric, Water and Drainage and Oil Fired Central Heating

Council Tax Band: C - East Lindsey

EPC Rating: E





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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	

## Floor Plan to Follow

**Perkins George Mawer & Co**  
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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.