



# Tallfan, Silver Street

| Wragby, Market Rasen | LN8 5PJ

£290,000



Perkins George Mawer & Co.

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

# Talfan

Silver Street |

Wragby, Market Rasen | LN8 5PJ

£290,000

This Thriving & Historic Market Town has many local services including Doctors, Leisure Centre with Swimming Pool, Primary School, Cafes, Co-op Food Store, Pubs, selection of Independent Shops and 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 are great walks too if you prefer the 'Outdoor Lifestyle' with Open Countryside and Walks surrounding the village. It hosts the Wragby Show & Country Fayre, a well supported and attended annual event with live music, food stalls, bars, livestock, dog show and is a great day out with friends or family.

This home is warmed by Electric Air Source Heat Pump and the warmth is retained uPVC Double Glazing which help achieve its fantastic Energy Performance Rating of B, making it an economical home to run for families and couple alike. The Ground Floor consists of Reception Hall, Cloakroom, Open Plan Living/Dining/Kitchen and Useful Utility Room. On the First Floor there are Two Good Sized Bedrooms and the Bathroom, whilst the Main Bedroom has a Suite on the Second Floor with Large Bedroom having Far Reaching Views and Fitted Furniture plus an En-Suite Shower Room. Outside there is Parking for Four Cars, alternatively, you could use part of the parking as a Hardstanding for Caravan or Motor Home. There is a Low Maintenance Rear Garden.

- Modern, Attached Three Storey Home
- Popular Village with Amenities
- Open Plan Living/Dining/Kitchen
- Utility & Cloakroom
- Two First Floor Bedrooms & Two Bathrooms
- Including Second Floor Main Bedroom Suite
- Low Maintenance Rear Garden
- Single Garage & Parking for Cars/Caravan

## Entrance Hall

PVC front door with privacy glass leads into the entrance hallway. Stairs up to the first floor. Under stairs cloakroom, WC and sink, underfloor heating. Door leading to the open plan living.

## Open Plan Living/Dining/Kitchen

28'02 x 19'03 (8.59m x 5.87m)

Door leading from the entrance hallway to open plan living. Built in seat area at the front aspect bay window with storage. Underfloor heating. Walk through to kitchen dining area with anthracite bi-fold doors to the rear garden. Fitted kitchen units with an island. Chrome handles. Electric hob. Built in oven with built in microwave above. Integral fridge and freezer.





### Utility Room

7'08 x 5'10 (2.34m x 1.78m)

Fitted with a sink and base units. Space for a washing machine and tumble dryer. Back door access to a lean too and into the rear garden.

### First Floor Landing

Stairs leading from the first landing to the top floor. Window to the front aspect.

### Bedroom Two

16'07 x 12 (5.05m x 3.66m)

Rear aspect bedroom overlooking the garden. Window and radiator.

### Bedroom Three

12'01 x 11'04 (3.68m x 3.45m)

Currently used as an office. Good size double bedroom. Front aspect window and radiator.

### Family Bathroom

9'09 x 6'09 (2.97m x 2.06m)

White suite, separate shower cubicle. Window to rear and chrome radiator.

### Bedroom One

16'03 x 14'04 (4.95m x 4.37m)

Light and airy large bedroom. Four Velux windows with blinds and one window to the side aspect. Radiator and built in storage.

### Shower En-Suite

7'09 x 4'06 (2.36m x 1.37m)

Velux window to the side aspect. Large shower unit, white sink and WC. Chrome radiator.

### Gardens to Side and Rear

Enclosed by high fencing. Laid to lawn and patio area. Wraps around to the Side Driveway and accessed from the front of the property.

### Driveway

Driveway that wraps around to the right hand side of the property. Ample parking for four to five vehicles on gravel.

### Single Garage

Electric roller door-currently used as storage and access to a boarded loft area. Floor is tiled and room for one vehicle.

### Additional Information

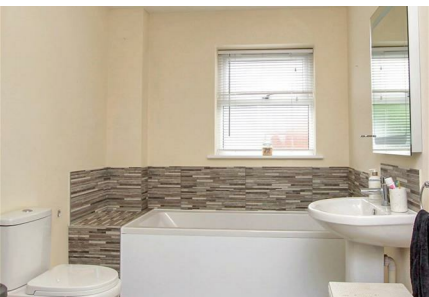
Tenure: Freehold

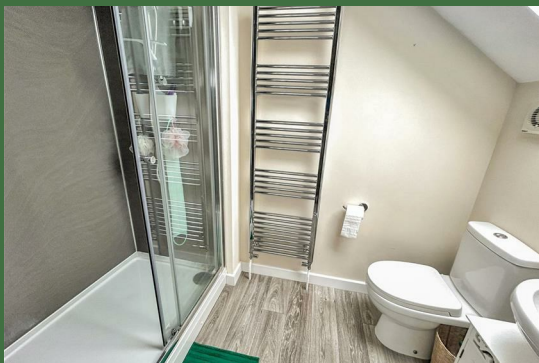
Council Tax Band: C - East Lindsey

EPC Rating: B

Services: Mains Electric, Water and Drains. Heating via Electric Air Source Heat Pump

Broadband: Through Plusnet





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>88</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		

**Ground Floor**  
Approx. 70.7 sq. metres (760.7 sq. feet)

**First Floor**  
Approx. 50.7 sq. metres (546.1 sq. feet)

**Second Floor**  
Approx. 29.5 sq. metres (317.9 sq. feet)

**Total area: approx. 150.9 sq. metres (1624.6 sq. feet)**

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

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

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.