



Edgemore, Bardney Road

| Wragby, Market Rasen | LN8 5QZ

£275,000



Perkins George Mawer & Co.

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

Edgemore

Bardney Road |

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£275,000

A Truly Wonderful Family Home set in a Good Sized Garden within this Popular Village. Wragby is a historic Market Town with a Vibrant and Bustling Community, plenty to get involved in if you choose. There are a good selection of Independent Shops, a Co-Op Food Store Doctors Surgery, Primary School, Pubs, Cafes and a Leisure Centre with Swimming Pool. It is surrounded by lovely Lincolnshire Countryside and Woods, so anyone who enjoys outdoor living won't be disappointed. If you need a wider choice still of Shopping, Leisure Services or Train Stations you can catch one of the regular buses into Louth, Lincoln or Market Rasen. There is also the Wragby Show & Country Fayre where the villages comes together one a year, a perfect family day out with Live Music, Bars, Food Outlets and Entertainment for all ages.

This home has been in the current families ownership for many decades and is now ready for its next custodians to refresh and upgrade to a modern standard, putting their own stamp and making it a much loved family home again.

It is warmed by Oil Fired Central Heating and is retained by the mostly uPVC double glazed windows. The spacious accommodation comprises in brief: Entrance Porch, Reception Hall, Living Room, Separate Dining Room, Conservatory, Kitchen, Utility Room and Downstairs Loo. On the First Floor there are Three Bedrooms and a Bathroom. Outside is a stunning feature of the property with gardens surrounding and an additional portion of ground to the left hand side which was once a productive vegetable garden. Large Garage/Workshop. No Onward Chain.

- Detached Home in Large Gardens
- Popular Village Location
- Many Local Amenities
- Thriving Village Community
- Two Receptions plus Conservatory
- Kitchen, Utility & Cloakroom
- Three Bedrooms & Bathroom
- Parking, Car Port and Garage

Entrance Porch

Approached through double opening single glazed doors. Terrazzo tiled floor. Single glazed window to side. uPVC double glazed, double doors to:-





Reception Hall

Radiator. Stairs to first floor with cupboard under. Night storage heater. Doors off to Living Room, Separate Dining Room, Kitchen and Utility Room.

Living Room

11'5 x 15'5 into bay (3.48m x 4.70m into bay)

Walk-in square bay window to the side. Window to front. Tiled fireplace. Double radiator.

Separate Dining Room

11'2 x 11'4 (3.40m x 3.45m)

Double radiator. Window to side. Gas boiler, set behind dresser unit. Half uPVC double glazed door, flanked by two windows to:-

Conservatory

11'1 x 10'3 (3.38m x 3.12m)

uPVC double glazed windows to sides and rear. Half double glazed door to garden.

Kitchen

7'7 x 7'11 (2.31m x 2.41m)

Fitted wall and base units. Roll-top worksurfaces with inset single drainer, stainless steel sink top. Tiled splashbacks. Window to rear. Walk-in pantry with single glazed window to side. and fitted shelving.

Utility Room

7'9 x 5'10 (2.36m x 1.78m)

Fitted wall unit and matching larder unit. Belfast sink. Single glazed window to side. Door out to Car Port. Double radiator. Sliding door to:-

Cloakroom

W.C. Single glazed window to side.

Landing

Window to side. radiator. Access to loft.

Bedroom One

11'6 x 10'3 (3.51m x 3.12m)

Wood floorboards. Windows to front and side. Radiator.

Bedroom Two

11'2 x 11'6 (3.40m x 3.51m)

Windows to side and rear. Radiator.





Bedroom Three

8'2 x 6'0 plus 3'2 x 4'9 (2.49m x 1.83m plus 0.97m x 1.45m)

Radiator. Window to front.

Bathroom

Bath with shower over. Pedestal wash basin. W.C. Tiling to water sensitive areas. Double radiator. Window to rear. Two Double opening linen cupboards. Two double opening cupboards housing foam lagged hot water cylinder.

Front Garden

Approached through double opening wrought iron gates. Concrete driveway and turning bay. Flower borders, abundantly stocked with roses and flowering plants plus mature shrubs. Lawn.

Side Parcel of Land

Situated to the left hand side of the house and having previously used as a productive vegetable garden area with shed.

Car Port

30'0 x 10'4 min (9.14m x 3.15m min)

Cold water tap. Door to rear garden. Providing covered parking and access to:-

Garage/Workshop

11'8 x 19'7 (3.56m x 5.97m)

Double opening timber doors. one uPVC double glazed and one single glazed window to side. Door to rear garden.

Rear Garden

Patio. Lawn. Rose beds and flower borders. fruit trees. Additional shed and two greenhouses.

Additional Information

Tenure: Freehold

Services: Mains Water, Electric and Drainage. Oil Fired Central Heating. No Gas.

Broadband: None connected

EPC Rating: E

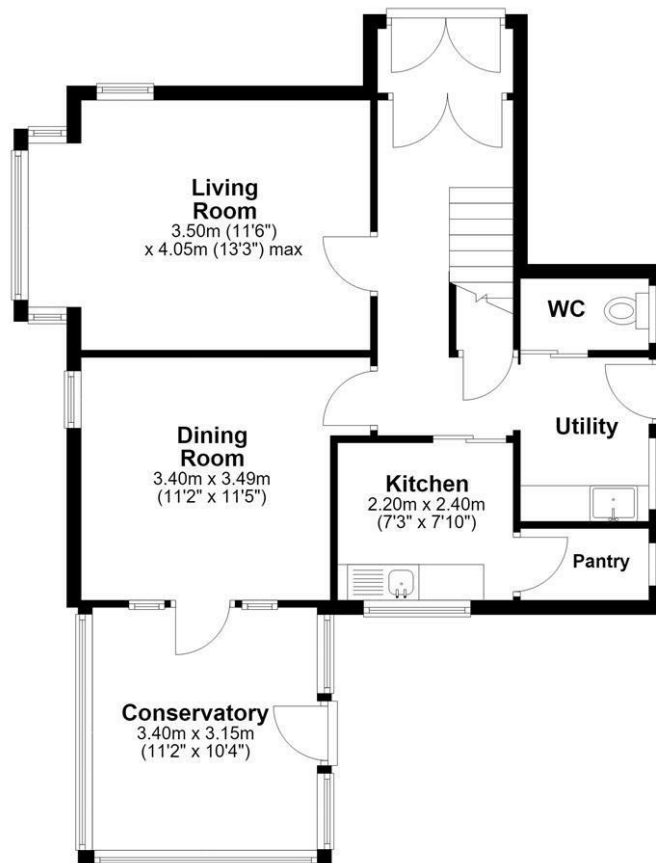
Council Tax Band: D - East Lindsey





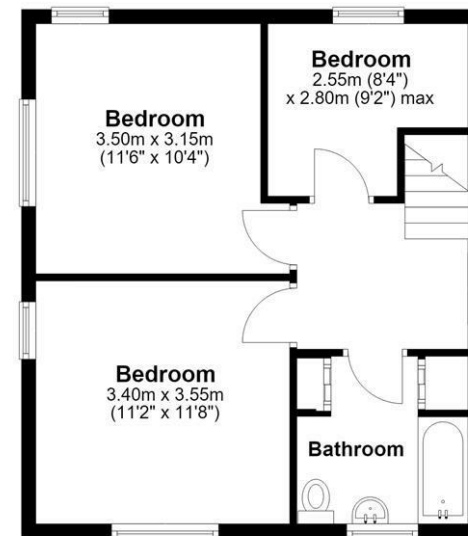
Ground Floor

Approx. 65.4 sq. metres (704.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (455.8 sq. feet)



Total area: approx. 107.8 sq. metres (1159.8 sq. feet)

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

Energy Efficiency Rating

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

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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.