



# Hazel Tree Cottage, 7, Horncastle Road

| Wragby, Market Rasen | LN8 5RD

£300,000



**Perkins George Mawer & Co.**

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

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Stunning and Fully Refurbished, Extended Semi Detached Cottage backing onto Open Countryside. Situated off a Private Lane in a Quiet and Tucked Away Location within the Popular Village of Wragby. This historic town has a myriad of local services at your finger tips and all within easy reach, they include a Co-Op Food Store, Pubs, Doctors, Leisure Centre with Swimming Pool, a Large Selection of Independent Shops and Primary School. If you need Secondary Schooling, these can be found in Horncastle which is around ten miles and boasts the Queen Elizabeth's Grammar School or the City of Lincoln which is under thirteen miles away, both having regular bus services. There is also the Wragby Country Show and Fayre which is an annual event bringing together families, friends and neighbours with live music and a vast array of other activities.

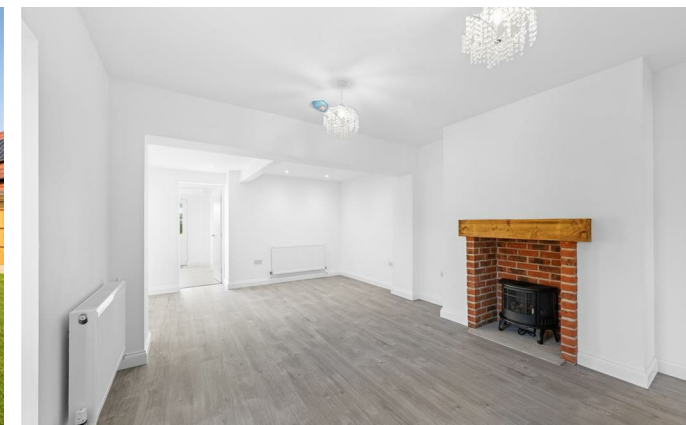
This Pristine Cottage is like a brand new home with Modern Styling, Sleek Lines and Open Plan Living, it also has Versatile Accommodation which could work as Three or Four Bedrooms. It is warmed by Oil Fired Central Heating and the warmth is retained with the help of uPVC Double Glazing. The Kitchen Area has been re-fitted with contrasting grey units, there is a newly Ground Floor Shower Room and First Floor Bathroom plus a Large Utility Room and Walk-in Pantry plus Additional Walk-In Store Room. The Fantastic Accommodation Comprises; Living/Dining/Kitchen and Family Area, Walk-In Pantry, Utility Room, Ground Floor Shower Room, Walk-In Store Room and Separate Sitting Room or Ground Floor Fourth Bedroom. On the First Floor there are Three Good Sized Bedroom and a Bathroom. It is Offered For Sale with No Onward Chain.

- Extended & Beautifully Refurbished
- Open View Countryside to Rear
- Fantastic Open Plan Layout
- Versatile Three or Four Bedrooms
- Semi Detached Period Cottage
- Popular Village with Many Amenities
- Re-Fitted Kitchen, Bathroom & Shower Room
- Gardens & Parking for Several Cars

## Living Area

14'9 maximum x 12'6 maximum (4.50m maximum x 3.81m maximum)

Approached through uPVC panelled entrance door with two double glazed inserts and a double glazed side screen. Feature fireplace with brick surround, wood beam and flagstone tiled hearth. Double radiator. Door to Separate Sitting Room/Ground Floor Fourth Bedroom and open plan to:-





### Dining Area

8'5 x 16'1 (2.57m x 4.90m)

Radiator. Door to Utility Room and open plan to:-

### Re-Fitted Kitchen/Breakfast/Family Area

19'7 x 16'3 (5.97m x 4.95m)

Contrasting range of newly installed pale and darker grey wall and base units. Dark grey run of worksurfaces with inset white enamel, single drainer sink top. Built-in electric oven, hob and concealed extractor hood. Built-in dishwasher, fridge and freezer. Windows to the front and rear. Double glazed, double doors to the rear garden. One double and one single radiator. Access to loft space. Door to:-

### Walk-In Pantry

4'2 x 7'9 (1.27m x 2.36m)

Window to front. Pale grey marble effect tiled floor.

### Utility Room

10'6 x 8'10 (3.20m x 2.69m)

Roll-top matching worksurfaces with inset single drainer, stainless steel sink top. Oil fired boiler. Pale grey marble effect tiled floor. Velux rooflight. Half uPVC panelled and half double glazed door to rear garden with matching side screen. Door to:-

### Re-Fitted Ground Floor Shower Room

White suite of corner shower cubicle. Trough style sink in white high-gloss finish vanity unit with double cupboard under. Low level W.C. Radiator. Window to rear. Pale grey marble effect tiled floor and contrasting grey tiling to water sensitive areas. Radiator. Door to:-

### Walk-In Store/Linen Cupboard

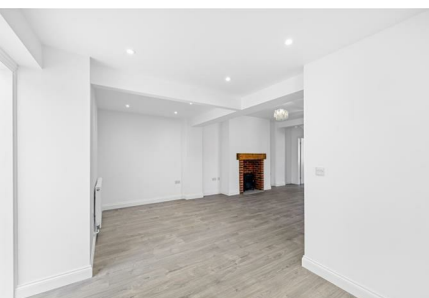
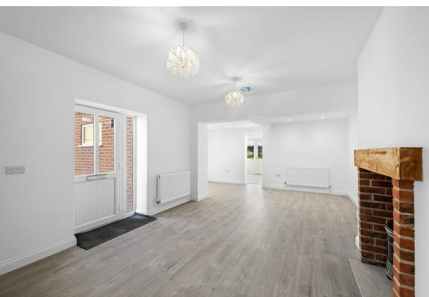
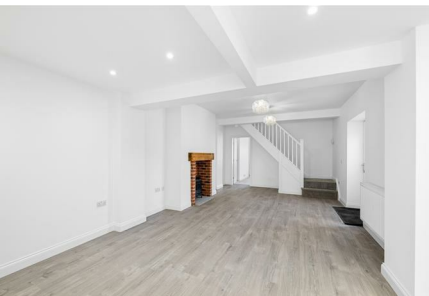
2'9 x 6'10 (0.84m x 2.08m)

Radiator. Pale grey marble effect tiled floor.

### Separate Sitting Room/Ground Floor Fourth Bedroom

11'4 x 11'10 minimum (3.45m x 3.61m minimum)

Double radiator. Window to front.





### First Floor Landing

Radiator. Access to loft. Doors off.

### Bedroom One

11'3 x 11'10 minimum (3.43m x 3.61m minimum)

Window to front. Double radiator. Built-in wardrobe/cupboard.

### Bedroom Two

10'0 x 11'4 (3.05m x 3.45m)

Window to side. Radiator.

### Bedroom Three

8'5 maximum x 12'7 maximum (2.57m maximum x 3.84m maximum)

Windows to the front and rear. Radiator.

### Re-Fitted First Floor Shower Room

White suite of corner shower cubicle. Low level W.C. Trough style sink in white, high-gloss finish vanity unit with double cupboard under. Pale grey marble effect tiled floor and contrasting grey tiling to water sensitive areas. Window to rear. Radiator.

### Front Garden & Parking

Gravelled driveway with parking for around five to six cars. Raised flower border.

### Rear Garden

Raised lawned area.

### Additional Information

Tenure: Freehold

EPC Rating: T.B.C.

Council Tax Band: C - East Lindsey


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

Broadband: Currently None Connected





## Floor Plan to Follow

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.