Thorne Cottage, Louth Road

| Wragby, Market Rasen | LN8 5PH

£170,000

Perkins George Mawer & Co.

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

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A Lovely End Terraced Home in the Ever Popular Village of Wragby which is a Bustling Village with many Community Activities throughout the calendar, including the annual Wragby Show and Country Fayre. There is a Swimming Pool, Vets, Doctors, Church, Primary School plus a Co-Op Food Store and many Local Shops, Pubs and a Cafe.

This home could suit many different types or buyers from First Time Buyers, Investment Buyers or anyone looking to Downsize approaching Retirement. It is warmed by Under Floor Electric Heating and the warmth is retained with the help of Double Glazing.

The house is by design an Open Plan Nature, letting the ground floor rooms flow from the Modern Kitchen Area and Cloakroom through to the Living and Dining Area, then there is the additional of uPVC double glazed Conservatory which provides extra space. There are Two Bedrooms with Fitted Wardrobes and a Bathroom on the First Floor. Outside there are Gardens to Front and Rear plus Two Parking Spaces, one to the front and another to the rear and accessed via a gateway from the rear garden. Offered For Sale with No Onward Chain.

- End Terraced Village Home
- Conservatory Additional to Rear
- Downstairs W.C. plus Bathroom
- Gardens to Front & Rear
- Modern Under Floor Heating
- Open Plan Kitchen/Dining/Living
- Two Bedrooms with Fitted Wardrobes
- Two Parking Spaces

Open Plan Kitchen/Dining/Living Area

Approached through composite entrance door to:-

Modern Kitchen Area

9'7 x 13'11 (2.92m x 4.24m)

Range of cream colour wall and base units. Wood effect work-surfaces with inset single drainer, stainless steel sink top. Built-in electric oven, hob and extractor. Door to Ground Floor Cloakroom and Open Plan to Living/Dining Area:-

Ground Floor Claokroom
White suite of Low level W.C. and wash basin.

Living/Dining Area
19'3 x 9'10 extending to 10'9 into recess (5.87m x 3.00m extending to 3.28m into recess)
Understairs cupboard. Under floor heating. Two 'Keylite' Rooflight windows. Window to rear. Door to Rear Hall.

Rear Hall
Stairs to First Floor. Double glazed door to:-

Conservatory
7'11 x 11'10 (2.41m x 3.61m)
Double glazed windows and door to rear garden.

First Floor Landing
Access to loft. Airing cupboard housing hot water tank.

Bedroom One
8'5 x 11'10 plus depth of wardrobe (2.57m x 3.61m plus depth of wardrobe)
Double floor to ceiling fitted wardrobe. Under floor heating. Window to front.

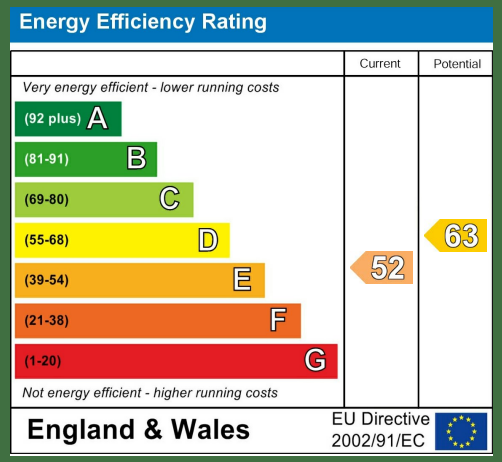
Bedroom Two
6'10 x 9'2 plus depth of wardrobe (2.08m x 2.79m plus depth of wardrobe)
Triple wardrobe. Under floor heating. Window to rear.

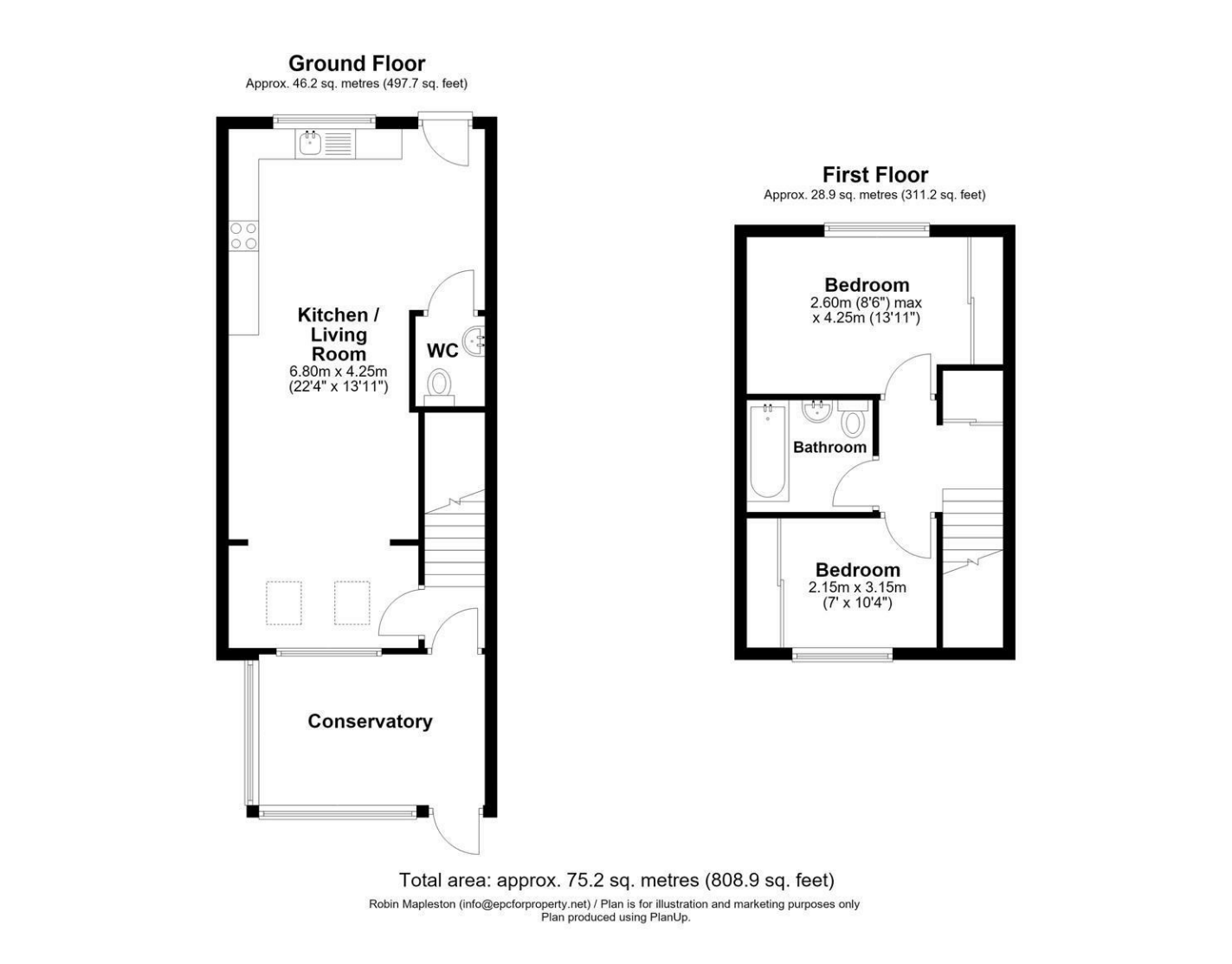
Bathroom
White suite of panelled bath having shower over and folding glazed screen. Low level W.C. Pedestal wash basin. Tiling to full height in white with black/silver mosaic effect border tile. Chrome heated towel rail.

Front Garden & Parking
Lawn and One Parking Space

Rear Garden & Parking
Side access. Lawn. Patio. Gated access to Second Parking Space.

Additional Information
Tenure: Freehold
Services: T.B.C.
Broadband: T.B.C.
Council Tax Band: B- East Lindsey
EPC Rating: E





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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.