

15, Horncastle Road

| Wragby, Market Rasen | LN8 5RB

£220,000

Perkins George Mawer & Co.

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

15

Horncastle Road |
Wragby, Market Rasen | LN8 5RB
£220,000

A CHAIN FREE & VACANT POSSESSION DETACHED BUNGALOW, BE IN YOUR NEW HOME BY CHRISTMAS! This Cherished Family Home, which is First Time to the Market since being built. Situated in the ever popular Wragby Village which is very well served by Local Amenities including a Leisure Centre with Swimming Pool, Co-Op Food Store, Doctors Surgery, Bus Route to Skegness (via Horncastle) and Lincoln, there are also a good range of Independent Shops and Pubs. The village also hosts the Wragby Show and Country Fayre which includes Live Music, Food Stalls, Bars, Trade Stands and Children's Entertainment.

The bungalow is warmed by Oil Fired Central Heating and retained by uPVC Double Glazing. The accommodation comprises; Side Entrance to Reception Hall, Good Sized 'dual aspect' Living Room, Kitchen & Breakfast Room, Three Bedrooms and Re-Fitted Bathroom. Outside there are Good Sized Gardens to Front and Rear, Long Driveway with Turning Bay and Single Garage. Offered For Sale with No Chain.

- ** CHAIN FREE & VACANT POSSESSION **
- LOVELY SIZED PLOT & GARDENS
- BE IN FOR CHRISTMAS
- Dual Aspect Living Room
- Three Bedrooms & Re-Fitted Bathroom
- CHERISHED FAMILY BUNGALOW
- OPEN VIEWS TO REAR
- FIRST TIME AVAILABLE
- Kitchen & Breakfast Room
- Ample Parking & Single Garage

Storm Porch

uPVC double glazed entrance door and side screen to:-

Reception Hall

Radiator. Access to loft. Coat cupboard. Airing cupboard with foam lagged hot water cylinder.

















Dual Aspect Living Room

16'11 x 13'6 (5.16m x 4.11m)

LPG Gas 'Living Flame' fire on tiled hearth and surround. Coving. Radiator. Windows to front and side.

Kitchen & Breakfast Room

16'11 x 11'7 (5.16m x 3.53m)

Wall and base units. Run of work-surfaces with inset single drainer stainless steel sink top. Built-in electric oven, hob and extractor. Tiled splashbacks. Glazed door to Side Lobby which has a uPVC door with double glazed inserts that provides access to the driveway. Storage cupboard.

Bedroom One

12'11 x 10'10 (3.94m x 3.30m)

Radiator. Window to rear with open views.

Bedroom Two

11'11 x 8'2 plus wardrobes (3.63m x 2.49m plus wardrobes)

Two double wardrobes and one single wardrobe, five storage cupboards and knee-hole dressing table. Radiator. Window to rear with open views.

Bedroom Three

7'11 x 8'11 (2.41m x 2.72m)

Radiator. Window to rear with open views.

Re-Fitted Bathroom

White suite of panelled bath having shower and screen over. Pedestal wash basin. Low Level W.C. Tiled to full height. Radiator. Window.

Front Garden

The first part of the driveway is shared with next door, then leads to a Private Block Paved Parking Area and Turning Bay. Lawn and flower border. Access to:-

Single Garage

16'5 x 9'6 (5.00m x 2.90m)

Roller door. Light and electric. Cold water tap.

Rear Garden

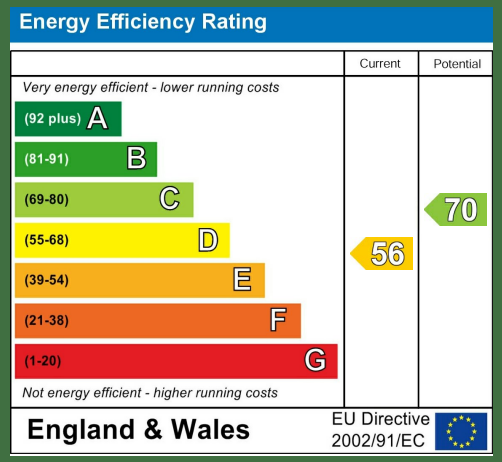
Expanse of lawn. Open fields beyond. Shed.

Additional Information

Tenure: Freehold // EPC Rating: D // Council Tax Band: C - East Lindsey
Services: Mains Electric, Water and Drains. Oil fired central heating. No mains gas is connected to the bungalow, however there is an LPG Gas fire.









Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

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

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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.