



## 8, Bridle Way

| Wragby, Market Rasen | LN8 5YB

£245,000



Perkins George Mawer & Co.

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

8

Bridle Way |

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This delightful detached bungalow has been maintained to a high standard and offers spacious living space with two double bedrooms, large lounge with dining area, conservatory, snug, bathroom, kitchen and utility. Situated on a corner plot the gardens are to three sides with a garage, drive and carport giving ample off road parking. Within a short distance to the village of Wragby with an abundance of shops and on a direct route to Lincoln. The property is offered with vacant possession.

Corner Position  
Two Bedrooms  
Detached Bungalow  
Beautiful Gardens with Garden  
Sheds and Greenhouse.  
Conservatory

- Garage and Car Port.
- Close to Wragby Village Centre
- No Upper Chain.

### Utility

9'9" x 6'11" (2.97m x 2.11m)

entrance through an external Upvc door, part pine clad and brick walls, work top spans full length of room situated under Upvc window to side elevation, Upvc door access to rear garden. Standing boiler (5yrs) and new electric consumer unit, base storage unit under worktop, central heating radiator and ceiling light and door to :-





### Kitchen

10'10 x 10'2 (3.30m x 3.10m)

with a good selection of oak wall and base units, tiled splash back and complimentary work top with integrated resin basin and drainer and mixer tap. White goods include washing machine, cooker and fridge freezer. Built in store cupboard and Upvc window to the front elevation.

### Hallway

with access to all rooms and to insulated loft.

### Lounge/Dining Area

19'08 max x 12'10 into bay (5.99m max x 3.91m into bay)

Upvc Bay Window to front elevation and a further side window, cast iron effect fire surround with a tile insert incorporating an electric fire and a pine surround, two central heating radiators, glazed internal panel through to Hall.

### Snug/Office

11'11 max x 10'2 (3.63m max x 3.10m)

Upvc window to front elevation, electric feature fire with tiled back, telephone and TV point, door to garage.

### Conservatory

10'7 x 9'11 (3.23m x 3.02m)

With brick dwarf wall and Upvc construction, fanlight, electric heater, French doors open to front garden

### Internal Porch

with Upvc door from Conservatory and glazed internal door into Hall.

### Bedroom One

11'5 x 9'7 (3.48m x 2.92m)

Fitted wardrobes fitted to one wall with matching bedside draws, Upvc window to rear elevation and central heating radiator.

### Bedroom Two

10'10 x 9'9 (3.30m x 2.97m)

double bedroom with fitted cupboard, central heating radiator and rear facing Upvc window



## Bathroom

8'8 x 8'5 (2.64m x 2.57m)

fully tiled shower cubicle with fitted shower, panelled bath with hot and cold tap, vanity wash basin with mixer tap and low flush WC. Part tiled walls, frosted Upvc window to rear elevation, central heating radiator, storage cupboard and shaver point.

## Garage

a single integral garage with power, lights and hinged doors.

## Garden Room

9'6 x 6' (2.90m x 1.83m)

with a patio door opening onto garden, central heating radiator and with power and lights.

## outside

this property boasts well maintained gardens to the front side and rear. To the front of the property the garden is predominately laid to lawn with colourful flower beds and flag pole. The block paved drive is sufficient for three cars, carport and garage. The side garden gives further access from the road with planting beds gated access to rear garden and path to side entry to the property. The rear garden has everything a keen gardener would want pond, two sheds, greenhouse, lawn with planted borders, vegetable patch and paved patio. The garden is enclosed and also accommodates storage for the new oil tank.

## Services

Mains drains.

Oil heating.

Electric.

## Additional Information

Floor Size. TBA

Tenure. Freehold

EPC. TBA

Council Tax Band. D





Total area: approx. 1368.8 sq. feet

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>76</b>
(69-80) <b>C</b>	<b>62</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.