



33, Horncastle Road

| Wragby, Market Rasen | LN8 5RB

£240,000



Perkins George Mawer & Co.

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

# 33

Horncastle Road |

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£240,000

Detached Bungalow with Good Sized Garden and backing onto countryside within the popular village of Wragby. This bustling village has many shops and amenities including a Co-Op Food Store, many individual shops, pubs, primary school and doctors surgery. It also has a regular bus service into Lincoln which has a wider variety of shopping and leisure services.

The accommodation comprises: Entrance Porch, Hallway, 'L' Shaped Lounge/Diner, Kitchen, Two Bedrooms, Bathroom and Separate W.C. Outside there are nice sized gardens to Front and Rear, a driveway providing parking and access to the Single Garage. It is warmed by oil radiator heating and is predominantly double glazed. This home is offered For Sale with No Chain.

- Popular Village Location
- Backing onto Countryside
- Good Sized Kitchen
- Lovely Sized Garden
- Bustling Community
- 'L' Shaped Lounge/Diner
- Two Bedrooms
- No Chain

### Entrance Porch

uPVC double glazed, double doors. Inner front door to:-

### Hallway

Radiator. Coat cupboard. Double opening airing cupboard housing foam lagged hot water cylinder with matching storage cupboard over.





### 'L' Shaped Lounge/Diner

12'7 x 12'0 plus 7'7 x 6'7 (3.84m x 3.66m plus 2.31m x 2.01m)  
Two windows to the side, window to the front. Open fire with tiled hearth, surround and mantel. Radiator.

### Kitchen/Breakfast Room

8'10 x 14'6 (2.69m x 4.42m)  
Fitted wall and base units. Roll top work-surfaces. Single drainer stainless steel sink unit. Tiled splashbacks. Radiator. Heated towel rail. Door to Rear Porch and door to:-

### Boiler Room

Worcester oil fired boiler. Shelving fitted. Quarry tiled floor. Window to side.

### Rear Porch

Quarry tiled floor. uPVC double glazed, double doors to rear garden.

### Bedroom One

11'11 x 9'10 (3.63m x 3.00m)  
Window to front. Radiator.

### Bedroom Two

11'11 x 9'10 (3.63m x 3.00m)  
Window to front. Radiator.

### Bathroom

White suite of panelled bath having mixer tap/shower attachment. Pedestal wash basin. Tiling to water sensitive areas. Window to side. Radiator.

### Separate W.C.

W.C. Window to side.

### Front Garden

Lawned areas. Driveway providing parking and access to the Single Garage.

### Single Garage

16'2 x 10'0 (4.93m x 3.05m)  
Double timber doors. Light. Cold water tap.

### Good Sized Rear Garden

Expanse of lawn. Shed. Shepherds Hut. Fruit trees. open countryside beyond.

### Additional Information

Tenure: Freehold  
Services: Mains Electric, Water and Drains. Oil fired heating system  
Council Tax: Band B - East Lindsey  
EPC Rating: Band B





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 91.8 sq. metres

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