



1, Ropewalk

Wragby | Market Rasen | LN8 5YA

£220,000



Perkins George Mawer & Co.

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

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Ropewalk | Wragby

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A Detached Bungalow situated on a Prominent Corner Position within the bustling and thriving village of Wragby, which has its own community Wragby Show and Country Fayre. The village is very well served by local independent shops plus a Co-Op Food Store, pubs and a Primary School, rated in 2019. There is also a swimming pool which has classes and countryside and woodland walks in the surrounding area.

This home is warmed by oil fired radiator heating and has uPVC double glazing. The accommodation comprises: Entrance Porch, Hall, Lounge, Kitchen/Diner, Two Bedrooms and Modern Shower Room. Outside there are Gardens to Front and Rear, a Driveway providing parking for three cars and access to the Single Garage. It is offered For Sale with No Chain.

- Detached Bungalow
- Popular Village
- Kitchen/Dining Room
- Modern Shower Room
- Corner Position
- Good Sized Lounge
- Two Bedrooms
- No Chain

Entrance Porch

Half uPVC panelled entrance door. Obscure uPVC double glazed windows to side and front. Single glazed inner door to:-

Reception Hall

Coving. Radiator. Access to loft space.

Lounge

12'0 x 16'7 (3.66m x 5.05m)

Bow window to the front. Electric coal effect fire with mantel. Coving. Two double radiators. White panel effect door to:-





Kitchen/Diner

9'11 x 18'3 (3.02m x 5.56m)

Wood panel effect wall and base units with brushed steel handles. Roll top granite effect work-surface with inset one and a half bowl single drainer stainless steel sink top. Built-in electric oven, hob and extractor in glass canopy. Coving. Window to rear. Double radiator. Double glazed patio doors to garden.

Utility Room

6'8 x 7'0 (2.03m x 2.13m)

Matching units and work-surfaces. Space for two domestic appliances. Half uPVC panelled door and window to the rear. Radiator.

Bedroom One

13'7 x 9'9 plus wardrobes (4.14m x 2.97m plus wardrobes)

Five double and one single wardrobes. Window to front. Double radiator.

Bedroom Two

8'7 x 11'10 plus wardrobe (2.62m x 3.61m plus wardrobe)

Coving. Radiator. Double wardrobe. Window to side.

Modern Shower Room

Double shower enclosure. Pedestal wash basin. Low Level W.C. Tiling to half height with border tile, extending to full height in shower enclosure. Double radiator. Window to rear. Airing cupboard housing oil boiler.

Front Garden

Mostly lawned with driveway providing parking and access to:-

Single Garage

Up and over door.

Rear Garden

Lawn. Pebbled patio. Vegetable plot. Shed/Lean-to.

Additional Information

Tenure: Freehold

Services: mains Electric, water and Drains. Oil fired heating to radiators.

Council Tax Band: C

Energy Rating: D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 83.4 sq. metres



Floor Plan to Follow

Total area: approx. 83.4 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.