



32, Horncastle Road

Wragby | Market Rasen | LN8 5RB

£220,000



Perkins George Mawer & Co.

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

32

Horncastle Road | Wragby

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Spacious Detached Bungalow on the outskirts of Wragby. The village is well served by local shops and amenities including Co-Op Supermarket, Doctors Surgery, Swimming Pool and Ofsted Good Primary School (last inspected 2019). Situated almost halfway between Lincoln (14 miles) and Market Rasen (9 miles). Wragby is a thriving and bustling community which enjoys the Wragby Show & Country Fayre and local public houses.

The accommodation comprises: Side Entrance, Kitchen, Open Plan Lounge/Diner, Three Bedrooms and Bathroom. Outside there is a front Garden, Driveway providing Parking and access to the Car Port and Single Garage and to the rear there is a Back Garden.

- Bustling Village & Community
- Three Bedrooms
- Large Lounge/Diner
- Parking, Car-Port & Garage
- Spacious Detached Bungalow
- uPVC Double Glazing
- Modern Fitted Kitchen
- Level Rear Garden

Side Entrance

Approached via half panelled and half multi pane entrance door. Radiator. Dado rail. Access to loft space. White panel effect doors off. Storage cupboard. Open Plan to:-

Kitchen Area

11'4 x 9'5 (3.45m x 2.87m)

Cream coloured wall and base units. Wood effect work-surfaces with inset white single drainer sink top. Cream 'Metro' tiled splashbacks. Integrated electric oven and hob with extractor over. Plumbing for washing machine. Double radiator. Windows to front and side.





Lounge/Diner

15'11 x 20'6 (4.85m x 6.25m)

Two secondary glazed porthole windows to the front. Additional window to front. One double and one single radiator. uPVC double glazed, double doors to rear garden.

Bedroom One

11'2 x 11'10 (3.40m x 3.61m)

Radiator. Window to rear.

Bedroom Two

11'2 x 9'6 (3.40m x 2.90m)

Window to rear. Radiator.

Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

Window to side. Radiator.

Bathroom

White suite of panelled bath having shower over. Pedestal wash basin. Low Level W.C. Tiling to water sensitive areas. Radiator. Window to side.

Front Garden

Lawn. Driveway providing parking and access to the Car-Port, which in turn leads to the Single Garage.

Car Port & Single Garage

Garage with up and over door. Light and electric.

Rear Garden

Patio. Lawn and flower borders.

Additional Information

Council Tax Band: C - East Lindsey

EPC Rating: E

Tenure: Freehold

Services: Mains Water, Drainage and Electric





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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.