



# Navarino, Louth Road

| Wragby | LN8 5PH

£1,350 Per Month



**Perkins George Mawer & Co.**

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

# Navarino

Louth Road |  
Wragby | LN8 5PH  
£1,350 Per Month

SPACIOUS ACCOMMODATION! Welcome to Navarino, a large, detached bungalow conveniently located on the Louth Road, Wragby.

On approach you are greeted with a driveway for more than two cars, leading through the side gate is well appointed front garden with street gate access. Front porch area which houses the outdoor utility space with wash and boiler room and outside toilet.

To the inside you can expect a good size kitchen with unique traditional internal functions, Aga cooking and integrated fridge. Leading through to the dining room with feature bay window, sliding doors which open up into the large conservatory overlooking the gardens and open countryside.

Further down the large hallway are the Sitting room with open fire and bay window aspect, Master

- Spacious Accommodation
- Three good size bedrooms
- Three reception rooms
- Driveway
- Ensuite to Master Bedroom
- Utility area
- Aga cooking
- Private gardens

## Entrance Porch

13'3" x 23'3" (4.06m x 7.10m)

## Kitchen

39'4" x 45'11" (12.0m x 14.01m)

## Dining Room

62'4" x 43'0" (19.01m x 13.11m)

## Conservatory

62'8" \* 29'6" (19.11m \* 9.00m)

## Sitting

52'6" x 52'5" (16.01m x 16.00m)

## Hallway

88'6" x 19'10" (27.00m x 6.05m)

## Bedroom One

52'5" x 32'9" (16.00m x 10.00m)

## Master Bedroom

56'1" x 45'11" (17.10m x 14.01m)

## Ensuite

26'5" x 13'5" (8.07m x 4.11m)

## Bedroom three

36'2" x 39'4" (11.03 x 12.01)

## Bedroom four

36'2" x 39'4" (11.04m x 12.00m)

## Family Bathroom

36'3" x 16'9" (11.05m x 5.11m)

## Garage

54'9" x 59'4" (16.7m x 18.11m)

## Utility corridor

49'4" x 10'2" (15.06m x 3.11m)

## Utility room

36'3" x 23'0" (11.06m x 7.03m)



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

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk