



## Sawmill Lane, Wragby, Market Rasen, LN8 5PU

- VERY WELL presented, SPACIOUS 838 sq ft TWO DOUBLE bedroom, THREE reception HOUSE, an end of terrace of only 4 properties
- SOUTH FACING, PRIVATE, fully enclosed (brick walled and fenced) rear ESTABLISHED GARDEN with paved PATIO and TWO sheds, FRONT GARDENS including lawn and low maintenance
- DINING ROOM open plan to kitchen and having French doors off to the conservatory
- MODERN fitted KITCHEN including soft closure, Cooke & Lewis fan assisted electric oven, AEG ceramic hob, Neff concealed extractor, water softener, space/plumbing for fridge freezer, washing machine and slim line dishwasher
- GOOD '70' ENERGY efficiency RATING, UPVC double glazed including external door and THREE PAIRS of FRENCH doors, CENTRAL HEATING
- TWO allocated off road PARKING spaces to the front of the property/front garden
- Enclosed FRONT porch, Dual aspect LOUNGE having FRENCH DOORS off to the patio and rear garden
- UPVC double glazed CONSERVATORY having ceiling fan light, central heating, power and external French doors
- MODERN SHOWER room including elongated corner quadrant curved glass shower cubicle having NEW Triton shower, Downstairs fully tiled spacious W.C. with window
- BEDROOMS having BUILT IN double wardrobe/cupboard with radiator, hall and landing with BUILT IN cupboards

**Guide Price £175,000**





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## DESCRIPTION

This is a well presented, spacious 838 sq ft two double bedroom, three reception house, an end of terrace of only 4 properties, having a good '70' energy efficiency rating, two allocated off road parking spaces to the front of the property/front garden, south facing, private, fully enclosed (brick walled and fenced) rear established garden with paved patio and two sheds, as well as front gardens including lawn and low maintenance, all in a convenient location for the centre of the well serviced large village of Wragby (on several bus routes and central to various towns and Lincoln city).

It also benefits from UPVC double glazing including external door and three pairs of French doors, central heating, built in double wardrobe to the master bedroom, built in cupboard with radiator to the second double bedroom, external lighting and water supply, and the property is offered freehold.

The property consists of enclosed front porch, entrance, dual aspect lounge (having French doors off to the patio and rear garden), dining room (open plan to kitchen and having French doors off to the conservatory), UPVC double glazed conservatory (having ceiling fan light, central heating, power and French doors off to the patio and rear garden), modern fitted kitchen (including soft closure, Cooke & Lewis fan assisted electric oven, AEG ceramic hob, Neff concealed extractor, water softener, space/plumbing for fridge freezer, washing machine and slim line dishwasher), downstairs fully tiled spacious W.C. with window, landing, modern shower room (including elongated corner quadrant curved glass shower cubicle with new Triton shower), and the two double bedrooms having built in double wardrobe/cupboard with radiator.

The very well serviced large village of Wragby has a medical centre, indoor swimming pool, sports centre, bowling green and shops including a Co-Op, newsagents, butchers, post office, public houses, restaurant, fire station, and is on several bus routes.



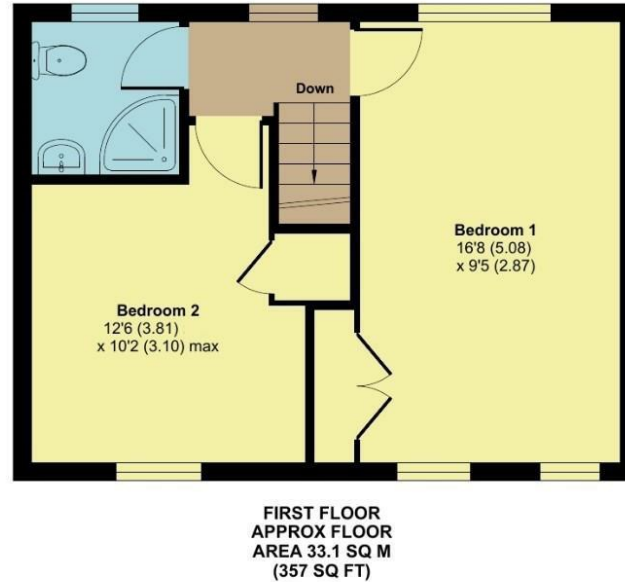
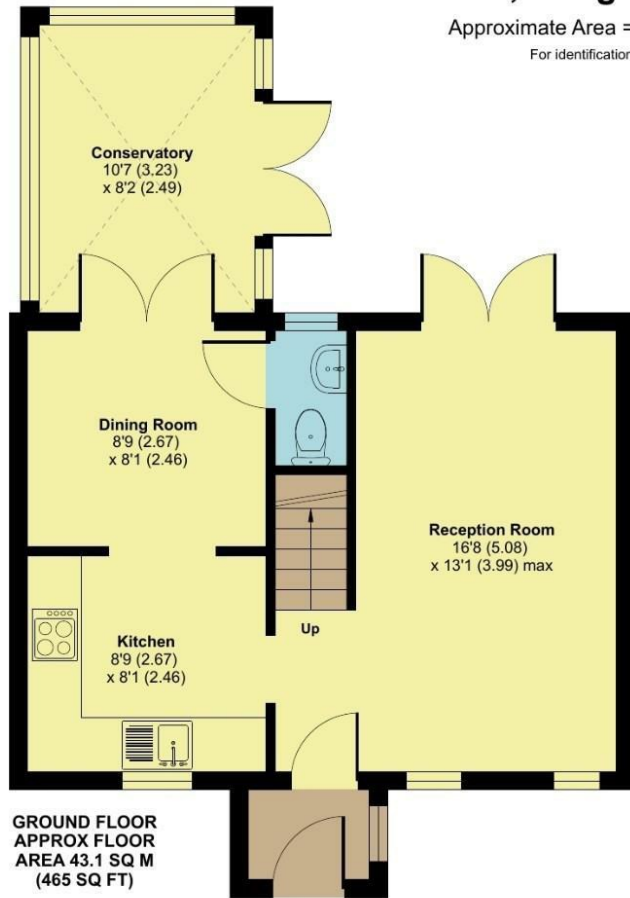






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Approximate Area = 822 sq ft / 76.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1168209

## Viewings

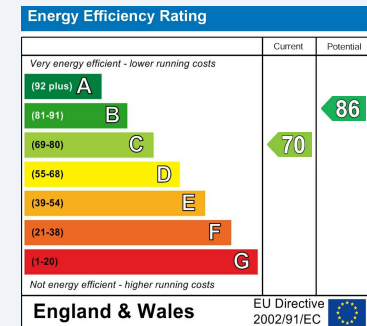
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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