

Buy. Sell. Rent. Let.



7 Bardney Road, Wragby, LN8 5QZ



3



2



2

When it comes to
property it must be


lovelle



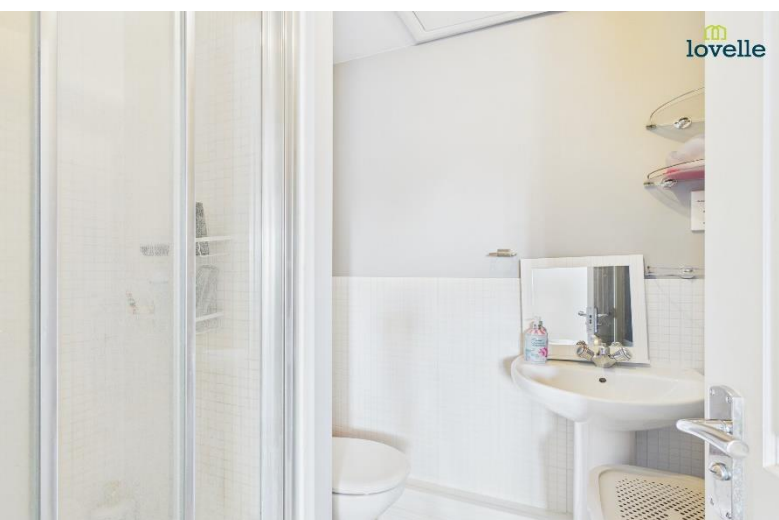
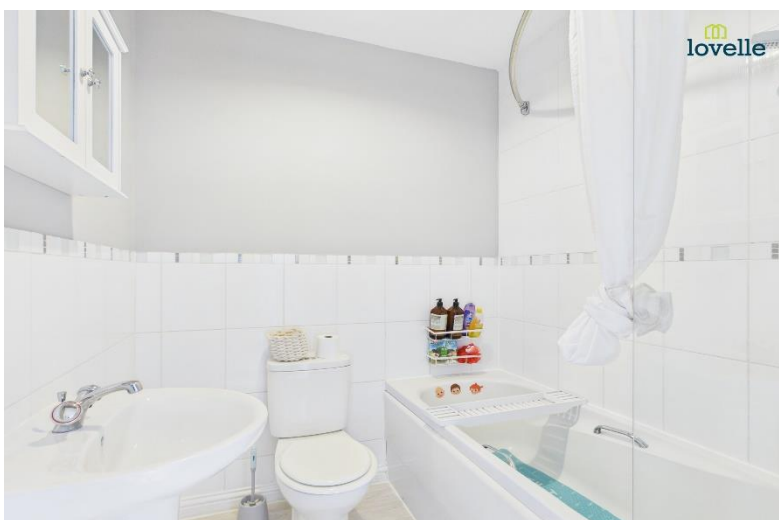
Asking Price: £200,000



A spacious and versatile three-storey townhouse located in the heart of Wragby. This well-presented home features three bedrooms, two bathrooms, a modern kitchen-diner, and a ground floor study. Ideal for families or professionals, with easy access to local shops, schools, and transport links. A superb opportunity to secure a comfortable home in a popular residential area.

Key Features

- Mid Terrace 3 Storey Town House
- Modern Accommodation
- Living Room & Study / Playroom
- Kitchen-Diner, Utility Room
- Ensuite & Family Bathroom
- 3 Double Bedrooms
- Enclosed Rear Garden
- Driveway & garage
- EPC rating C
- Tenure: Freehold





Introduction

Located in the heart of Wragby, this attractive three-storey townhouse offers a surprising amount of space and versatility, making it ideal for modern family living or those working from home. Well-presented throughout, the property features three good-sized bedrooms, two bathrooms, and a thoughtfully designed layout that includes a ground floor study, a stylish kitchen-diner, and a top floor master suite. Set within a popular residential area just a short walk from the town centre and local amenities, this home combines convenience with comfort, offering a practical and low-maintenance lifestyle in a well-connected Lincolnshire location.

Entrance Hall

4.45m x 1.84m (14'7" x 6'0")

Laminate wood flooring, front entrance door, stairs leading to first floor landing, radiator, electric consumer board, and open under stairs which could be utilised as a study area.

Study / Playroom

3.17m x 2.7m (10'5" x 8'11")

Laminate wood flooring, double glazed window to front aspect, and radiator.

Cloakroom / WC

1.98m x 1.01m (6'6" x 3'4")

Low level WC and pedestal wash hand basin. There are tiled splash backs, vinyl flooring, radiator and extractor fan.

Kitchen-Diner

4.82m x 2.7m (15'10" x 8'11")

The kitchen is fitted with a range of contemporary wood-effect units, integrated appliances, and ample worktop space, all complemented by neutral tiled flooring and spotlighting. A double glazed window to the rear aspect allows natural light to flood in, while the adjoining dining area provides a cosy setting for everyday meals or entertaining, with plenty of room for a table and chairs. The overall atmosphere is warm and welcoming—perfect for modern family life.

Utility Room

2.45m x 1.92m (8'0" x 6'4")

The utility room is a practical and well-equipped space, fitted with matching units and worktops to those in the kitchen, creating a cohesive feel throughout the ground floor. It offers ample room for laundry appliances, additional storage, and includes a stainless-steel sink with drainer. Bright and functional, the room also benefits from a double glazed rear entrance door providing direct access to the garden—ideal for everyday convenience and keeping the main living areas clutter-free.

First Floor Accommodation

Landing

4.96m x 1.9m (16'4" x 6'2")

Double glazed window to front aspect, radiator, mains smoke alarm, and stairs leading to second floor landing.

Bedroom 3

3.07m x 2.77m (10'1" x 9'1")

Double glazed window to front aspect, and radiator.

Family Bathroom

1.82m x 1.81m (6'0" x 5'11")

The family bathroom is fresh and modern, featuring a clean, neutral colour scheme with white wall tiling and a soft grey feature wall. It is fitted with a white three-piece suite comprising a panelled bath with overhead shower and curved curtain rail, a pedestal wash basin, and a low-level WC. Stylish mosaic tile detailing adds a touch of character, while a mirrored cabinet provides handy storage. The room is bright and inviting, offering a relaxing space for daily routines.

Living Room

4.74m x 3.04m (15'7" x 10'0")

The lounge is a bright and comfortable space, enjoying plenty of natural light from two large double glazed windows overlooking the rear. Neutrally decorated and generously proportioned, the room offers ample space for both relaxation and entertaining, with room for multiple sofas and additional furnishings. A central fireplace with surround provides a cosy focal point, while the overall layout offers flexibility to suit a range of lifestyles. It's a welcoming and stylish space that feels both homely and practical.

Second Floor Accommodation

Landing

1.98m x 1.98m (6'6" x 6'6")

Mains smoke alarm to ceiling.

Master Bedroom

4.14m x 2.56m (13'7" x 8'5")

Fitted double wardrobes, radiator, and double glazed window to front aspect.

Ensuite Shower Room

1.88m x 1.68m (6'2" x 5'6")

The en-suite is a modern space featuring a corner shower, pedestal basin, and WC. Finished with crisp white tiles and subtle grey accents, it offers a clean and practical addition to the master bedroom.

Bedroom 2

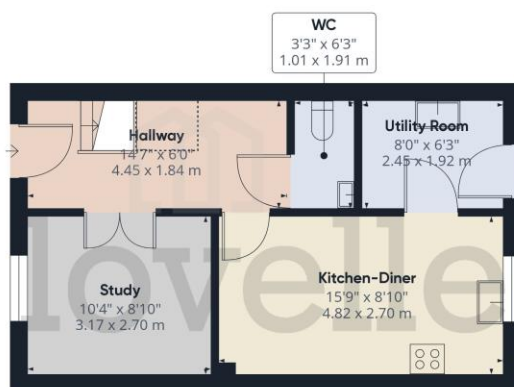
4.7m x 2.01m (15'5" x 6'7")

Fitted wardrobe, double glazed window to front aspect, and radiator.

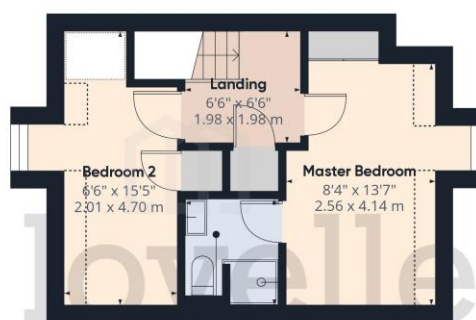
Outside

Garage & Garden

The rear garden is fully enclosed and enjoys a good degree of privacy, featuring a combination of lawn and paved seating area—ideal for outdoor dining or children's play. Neatly maintained and low maintenance, it provides a safe and secure space for the whole family to enjoy. A rear gate leads directly to a single garage, which is located to the rear, with a private parking space directly in front for added convenience.



Ground Floor



Ensuite Shower Room
5'6" x 6'2"
1.68 x 1.88 m

Approximate total area⁽¹⁾

1062.52 ft²
98.71 m²

Reduced headroom

33.85 ft²
3.15 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

WWW.EPC4U.COM

When it comes to **property**
it must be



01522 305605

lincoln@lovelle.co.uk