



25 Honeysuckle Lane
Wragby, Market Rasen

BROWN & CO JH Walter



25 Honeysuckle Lane, Wragby, Lincolnshire, LN8 5AL

A spacious semi-detached house situated in the popular and well served village of Wragby. The property benefits from excellently presented accommodation comprising of an entrance hall, WC, kitchen, living / dining room, and garden room to the ground floor, along with two double bedrooms and bathroom to the first floor.

Outside to the rear is a pleasant enclosed garden, driveway and a car port which has been converted into a gym but could be used for a variety of purposes.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

WC

WC, wash basin, space for washing machine, radiator.

Kitchen

Double glazed window to front, sink and drainer, worktops, base and eye level storage units, integrated oven and hob, space for washing machine and fridge freezer.

Living / Dining Room

Double glazed window to rear, French doors opening to garden room, dual fuel burning stove, radiators.

Garden Room

Doors leading to rear garden.

First Floor

Landing

Double glazed window to front, loft access, airing cupboard, storage cupboard.

Bedroom One

Two double glazed windows to rear, built in wardrobe, radiator.

Bedroom Two

Two double glazed windows to front, radiator.

Bathroom

Double glazed windows to rear, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail.

Outside

To the rear is an enclosed garden mainly laid to lawn with paved patio. Gated access leads to a driveway and car-port which has been converted by the seller into a useful storage space currently used as a gym.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
James Drabble
01522 504304
lincolncitycentre@brown-co.com

5/22/25, 4:47 PMEnergy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

25, Honeysuckle Lane
Wingby
MARKET RASEN
LN8 5AL

Energy rating
E

Valid until:
9 August 2030
Certificate number:
8260-6128-5040-2538-0206

Property type
Semi-detached house

Total floor area
69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is E. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	73 C
21-38	F		
1-20	G		

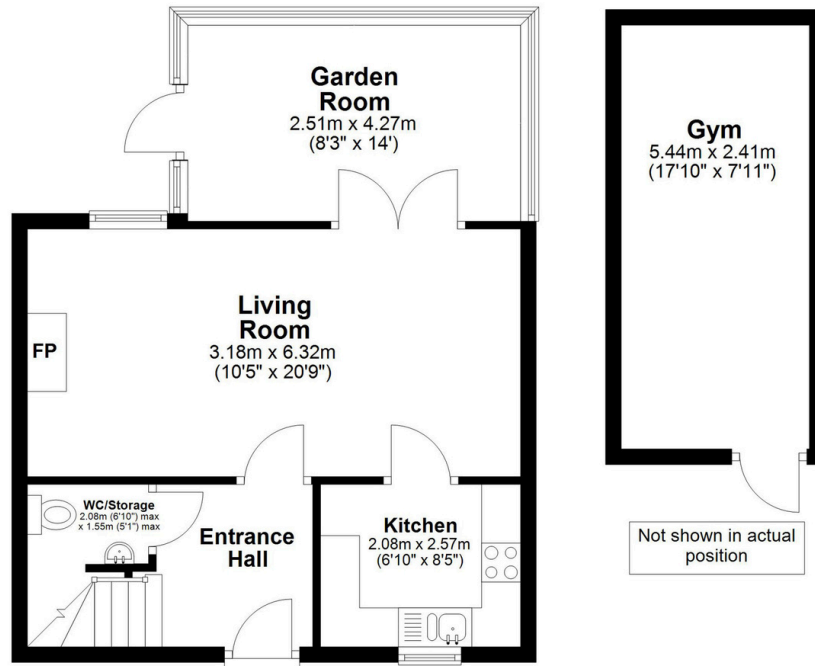
The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8260-6128-5040-2538-0206?print=true>

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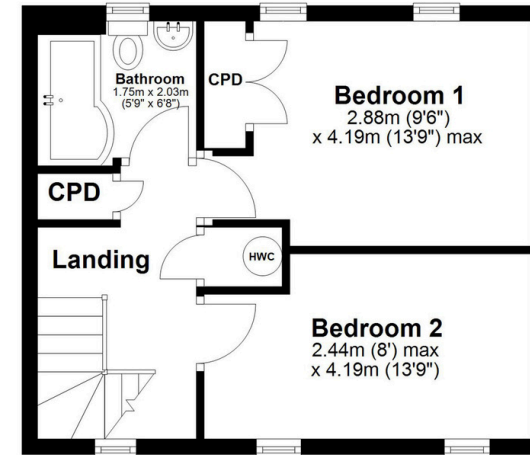
Ground Floor

Main area: approx. 45.0 sq. metres (484.7 sq. feet)
Plus outbuildings, approx. 13.1 sq. metres (141.2 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



Main area: Approx. 79.4 sq. metres (854.3 sq. feet)

Plus outbuildings, approx. 13.1 sq. metres (141.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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25 Honeysuckle Lane, Wragby

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Property and Business Consultants