



Priory Cottage, 14 Sawmill Lane
Wragby

BROWN & CO



Priory Cottage, 14 Sawmill Lane, Wragby, Market Rasen, LN8 5PU

An immaculately presented semi-detached dormer bungalow situated in the popular village of Wragby.

The property benefits from spacious accommodation comprising of entrance hall, living room, kitchen, conservatory, dining room / bedroom and WC to the ground floor, along with a bedroom and bathroom to the first floor.

Outside the property is accessed via a driveway with covered car port leading to a detached garage, the front garden is gravelled whilst the rear garden is mainly laid to lawn and beautifully presented.



Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage, cloaks cupboard, coving to ceiling, radiator.

Living Room

Gas fire set to hearth with decorative surround and mantle over, coving to ceiling, radiator, double doors opening into:

Conservatory

Double glazed French doors opening to rear garden and windows to both sides.

Dining Room / Bedroom Two

Double glazed window to front, built in wardrobe / storage cupboard, coving to ceiling, radiator.

W/C

Double glazed window to side, low level WC, vanity wash hand basin, coving to ceiling, radiator.

Kitchen

Side entrance door, double glazed window to rear, one and a half stainless steel drainer sink, preparation work surfaces, matching base and eye level storage units, integrated four ring hob with oven below and extractor over, tiled splash backs, space for fridge freezer and washing machine, wall mounted central heating boiler, coving to ceiling, radiator.

First Floor

Landing

Velux window to front, loft access, storage space, radiator.

Bedroom

Double glazed window to front, two fitted wardrobes, radiator.

Bathroom

Velux window to rear, low level WC, pedestal wash basin, bath, shower cubicle, radiator.

Outside

The property is access via a driveway which leads to a single detached garage. The front garden is gravelled, gated side access leads to a beautifully presented enclosed rear garden which is mainly laid to lawn with decorative shrubs and borders.

TENURE

Freehold. For sale by private treaty.

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.

COUNCIL TAX

Band B

LOCAL AUTHORITY

East Lindsey – 01507 601111

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, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 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.

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AGENT

James Drabble
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02/25, 12:00 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

14, Seemill Lane
Wragby
Market Rasen
LN8 5NJ

Energy rating
D

Valid until:
14 September 2030

Certificate number:
8208-6157-0222-5297-6103

Property type
Semi-detached house

Total floor area
78 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

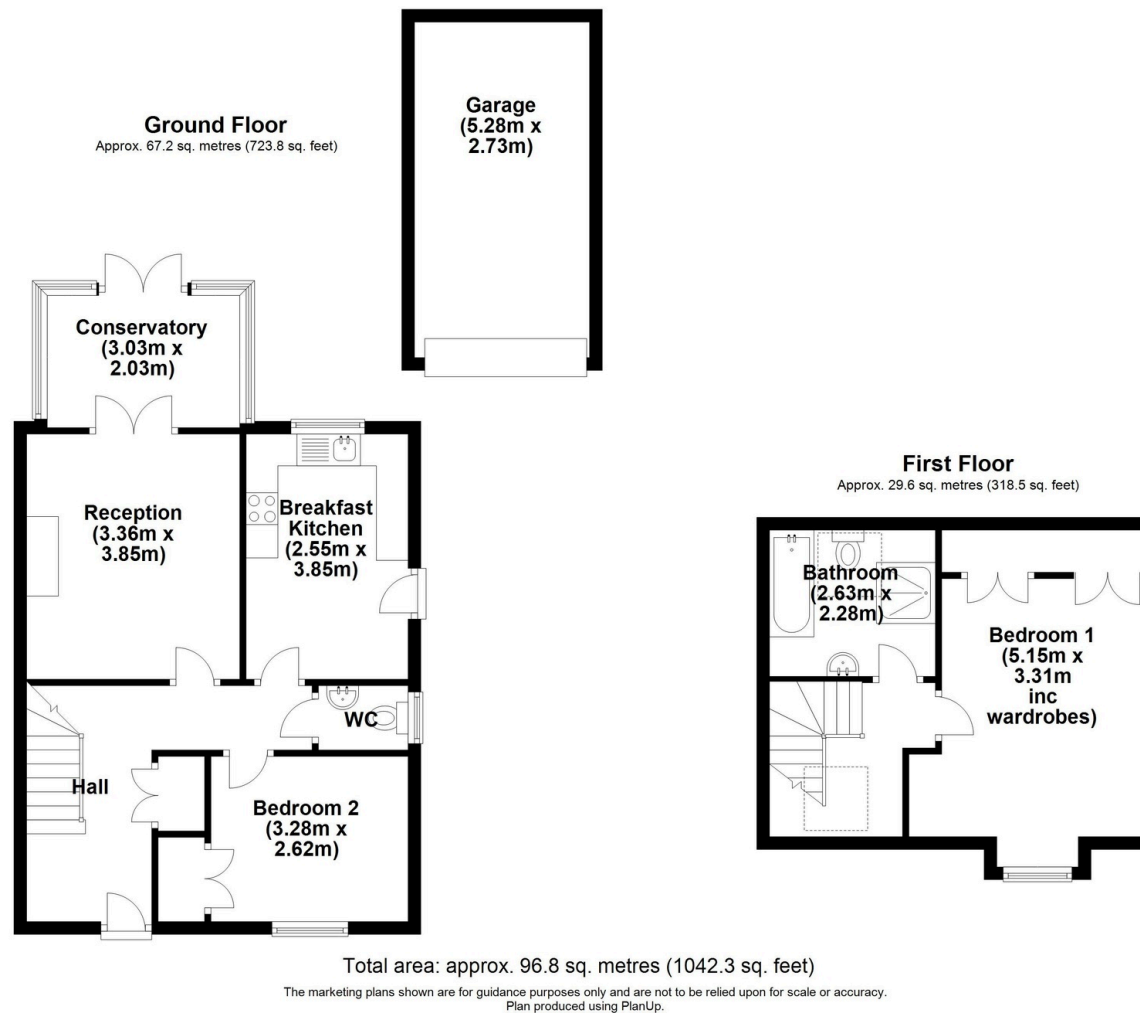
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/8208-6157-0222-5297-6103?print=true>

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IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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