



**Holmes Way, Wragby, Market Rasen**

**Asking Price £295,000**

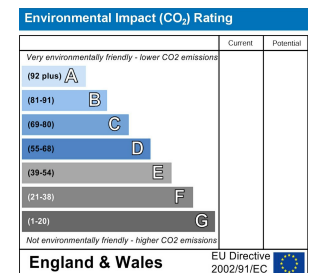
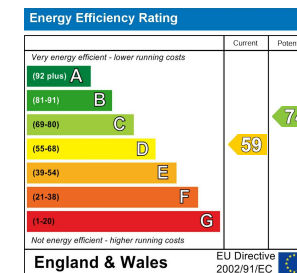
  
**MARTIN & CO**

# Holmes Way, Wragby, Market Rasen

Bungalow - Detached  
3 Bedrooms, 2 Bathrooms

Asking Price £295,000

- Spacious Detached Bungalow
- Generous Plot
- Cul-De-Sac Setting
- Popular Village Location
- Sold with No Onward Chain
- Tenure: Freehold
- Council Tax Band - D
- EPC Rating - D



Detached three bedroom bungalow occupying a generous plot within a quiet cul-de-sac setting. This spacious home in the popular village of Wragby internally comprises of a lounge, kitchen with separate utility, dining room, three bedrooms, master with ensuite and a four piece bathroom. No onward chain.

Wragby sits conveniently between Lincoln and Horncastle with amenities aplenty to include restaurants, shops, public houses, doctors surgery, schooling and more!

Tenure: Freehold  
Council Tax Band - D  
EPC Rating - D

**Hallway**  
Composite entrance door and side panels, carpet flooring, two radiators and two pendant fittings, storage cupboard with radiator and a loft hatch. Wall mounted digital Worcester heating controls and the airing cupboard housing the Worcester oil boiler.

**Dining Room**  
14'3" x 10'7"  
Two PVC windows to the front aspect, carpet flooring, radiator and a pendant fitting.

**Kitchen**  
12'9" x 9'0"  
Base and eye level units with roll edge worksurfaces, tiled splash back and an inset stainless steel sink and



drainer. Space for a cooker with fitted extractor over, space and plumbing for a dishwasher. Carpe flooring, radiator, light fitting and PVC window to the rear.

#### Utility Room 9'3" x 6'11"

Base level units with roll edge worksurfaces and tiled splashback. Space and plumbing for a washing machine with further undercounter appliance space. Vinyl flooring, loft hatch, radiator, PVC side window and composite rear door, light and extractor.

#### Lounge 16'1" x 12'10"

PVC French doors and windows to the rear aspect, carpet flooring, light fitting, radiator and an electric feature fire with hearth and surround.

#### Bedroom 12'11" x 12'11"

Two PVC windows to the rear, radiator, carpet flooring, pendant fitting and an integrated wardrobe.

#### Ensuite 8'11" x 3'0"

Low level WC, pedestal wash basin and mains fed shower cubicle. Carpet flooring, PVC window to the rear, radiator, light and extractor.

#### Bedroom 11'10" x 8'7"

PVC window to the side aspect, carpet flooring, radiator and a pendant fitting.

#### Bathroom 7'8" x 7'7"

Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a mains fed shower cubicle. Carpet flooring, PVC window to the front, radiator, light and extractor.

#### Bedroom 12'10" x 11'10"

Two PVC windows to the front aspect, carpet flooring, radiator and a pendant fitting.

#### Garage 17'8" x 9'5"

Up and over door to the front, PVC side window and personnel door to the rear. Mains consumer unit housed, light and power.

#### Outside

To the front is a planted gravelled garden, patio and pathways with a tarmac driveway and lighting. The rear boasts a West facing, private and not overlooked garden being mainly laid to lawn and benefitting from a patio area. Gated to the side, water and lighting, oil tank housed and the garden shed is included within the sale.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Approximate total area<sup>(1)</sup>  
 131.33 m<sup>2</sup>  
 1413.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.