



1 Lincoln Road

Wragby, Market Rasen, Lincolnshire. LN8 5ND





1 Lincoln Road, Wragby

1 Lincoln Road is a modern, three-bedroom end-terraced property in a most convenient location to the centre of Wragby, an attractive small town with a range of services and amenities, within a dozen miles of the centre of Lincoln with regular bus route and pick up point practically on the doorstep.

The property provides a spacious living room, dining kitchen plus utility and cloakroom to the ground floor, bathroom and three bedrooms including master with en-suite to the first. With rear courtyard style garden and two dedicated off road parking spaces; the property will suit a range of potential purchasers.

ACCOMMODATION

Storm Porch having wood effect obscure double glazed door to side aspect into:

Hallway having carpeted staircase with handrail to first floor, carpeted floor, radiator, ceiling light and power points. Door to:

Living Room having wood effect double glazed windows to front aspect; wall mounted electric fire. TV point, built in under stairs storage space, ceiling light and power points. Double doors to:

Dining Kitchen having wood effect double glazed windows to rear aspect; a good range of storage units to base and wall levels, ceramic 1 1/2 bowl sink and drainer inset to roll edge worktop, oven and four ring induction hob beneath extractor canopy, integrated fridge, space and connections for fridge and freezer, Tiled floor, radiator, ceiling lights and power points. Door to utility and to:

Cloakroom with tiled floor, low level WC, pedestal wash hand basin, radiator and ceiling light.

Utility having wood effect obscure double glazed door to rear aspect; roll edge worktop with space and connections beneath for





washing machine and dryer, carpeted floor, radiator, ceiling light and power points.

First Floor

Landing with wood effect double glazed window to side aspect; carpeted floor, loft access hatch, radiator, ceiling light and radiator, Doors to:

Master Bedroom with wood effect double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points. Door to:

En-Suite Shower Room having wood effect obscure double glazed window to front aspect; shower cubicle with board surround, pedestal wash hand basin, low level WC, tiled floor, heated towel rail and ceiling light.

Family Bathroom comprising panel bath with tiled surround, pedestal wash hand basin, low level WC, tiled floor, heated towel rail and ceiling light.

Bedroom 2 with wood effect double glazed windows to rear aspect; carpeted floor, radiator, ceiling light and power points.

Bedroom 3 with wood effect double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points.

OUTSIDE

The property is entered to the side, through personnel gate in brick and railing boundary wall and up brick paved path to front door. The front garden space is laid to gravel.

The rear garden, contained by curved brick wall to side and rear; wood panel fencing to the other side, is laid to paved patio seating and path with gravelled space and a mature tree with dwarf hedge surround. There is useful bin and further paved storage space along the side of the property, with personnel gate leading back to the front door.

There are two dedicated parking spaces sat behind the rear gate.

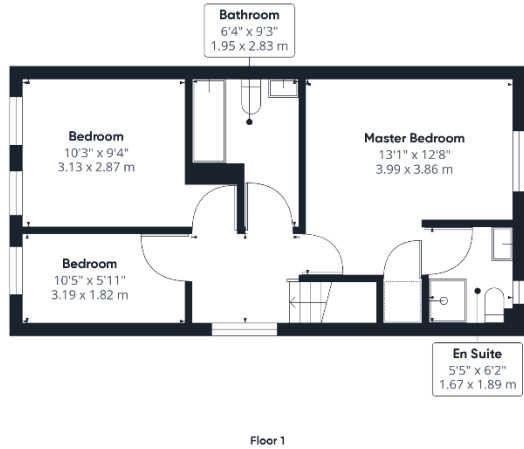
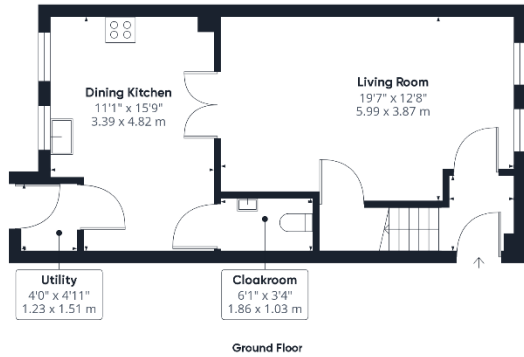
East Lindsey District Council – Tax band: C



ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, LN9 5HY
 Tel: 01507 522222; Email: horncastle@robert-bell.org; Website: <http://www.robert-bell.org>
 Brochure prepared 15.3.2024



Approximate total area⁽¹⁾
 929.11 ft²
 86.32 m²

(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.

GIRAFFE360



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
 Tel: 01507 522222
 Email: horncastle@robert-bell.org

www.robert-bell.org

