



BRITISH  
PROPERTY  
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN HORNCASTLE



**16 Hansards Drive**

Wragby, Market Rasen, Lincolnshire. LN8 5PQ

**BELL**





## 16 Hansards Drive Wragby

### NO ONWARD CHAIN!

16 Hansards Drive is a three-bedroom, mid-terraced property, built with timber frame construction, with spacious reception and kitchen areas, set to a no-through road in a convenient position for Wragby town centre. Enjoying garden space to the front and lawned plus timber decking to the rear; this family home includes front-facing living room; generous dining kitchen plus utility, cloakroom and garden store.

### ACCOMMODATION

**Entrance Porch** with uPVC double glazed obscure leaded front entrance door with coloured glass, uPVC double glazed doors obscured windows to sides and front; wood effect flooring, ceiling light. Wood single glazed obscure door to

**Hallway** with carpeted staircase to first floor, carpeted floor, power point, telephone point and ceiling light. Wood windowed doors to dining kitchen and to:

**Living Room** having uPVC double glazed window to front aspect; carpeted floor, electric log burner effect fire to brick surround with tiled hearth, electric heater, ceiling light and power points. Wood windowed door to

**Dining Kitchen** having a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer set to roll edge worktop with space and connections for electric cooker with tiled surround, under counter washing machine, dishwasher and fridge. Wood effect flooring, electric heater, ceiling lights and power points. Doors to pantry storage space, wood windowed door to rear lobby and uPVC double glazed French doors to:







**Conservatory** with uPVC double glazed full height windows to sides and rear, French doors to rear; tiled flooring and power points.

**Rear Lobby** with uPVC double glazed obscure patio doors to sides; wood effect flooring, ceiling light and wood concertina door to:

**Cloakroom** with low level WC, wash hand basin, wood effect floor, wall light.

### First Floor

**Landing** with carpeted floor, electric heater, built in airing cupboard, ceiling light and power point. Doors to first floor accommodation.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, ceiling light and power point.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; carpeted floor, sliding doors to built in wardrobe space, wood door to further storage, ceiling light and power points.

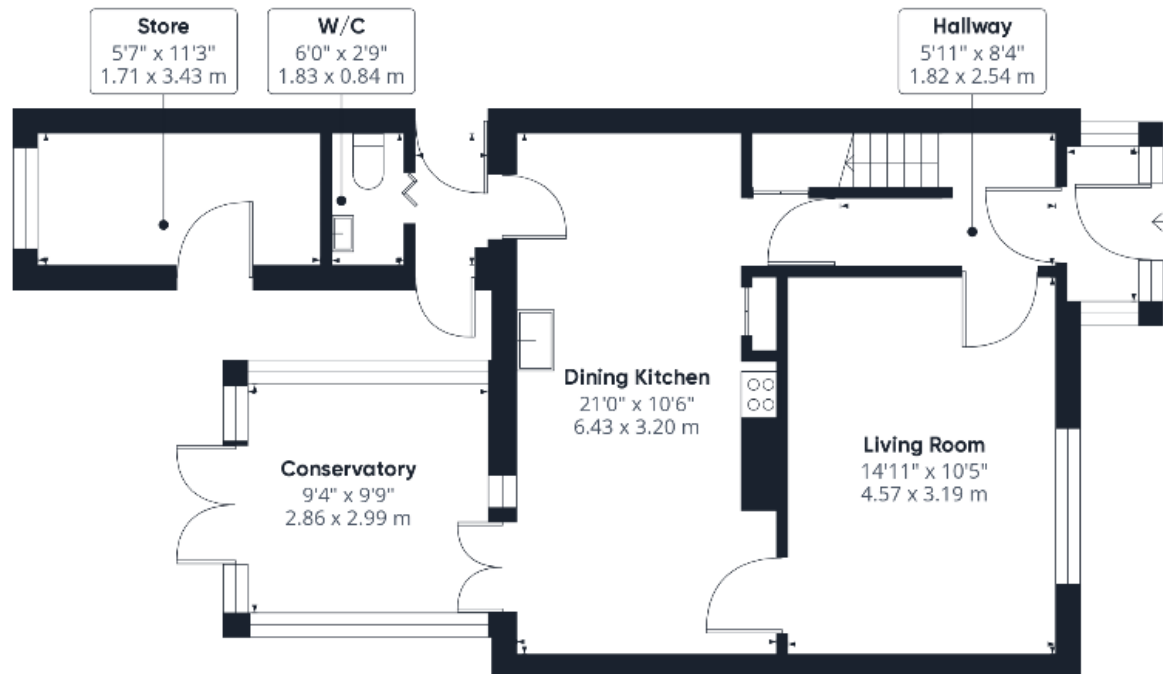
**Bathroom** having uPVC double glazed obscure window to rear aspect; panel bath with electric shower over, tiled surround, pedestal wash hand basin, vinyl flooring and ceiling light.

### OUTSIDE

The property is approached to the front through double gates, and along concrete path to the front door. With shrubs to a side border, the front garden is laid to lawn with hedging to the boundaries.

The rear garden is laid to lawn with timber decked seating area, and gravelled space alongside. Lawned down to the rear, with timber potting shed and greenhouse, the garden is also served by a brick outbuilding with light, power and tap.





East Lindsey District Council – Tax band: A

**ENERGY PERFORMANCE RATING: E**

Economy 7 Electric storage heaters Mains water, electric and drainage.

Please note: We are informed that there is asbestos material within the outside w/c. Further information can be provided if required.

**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

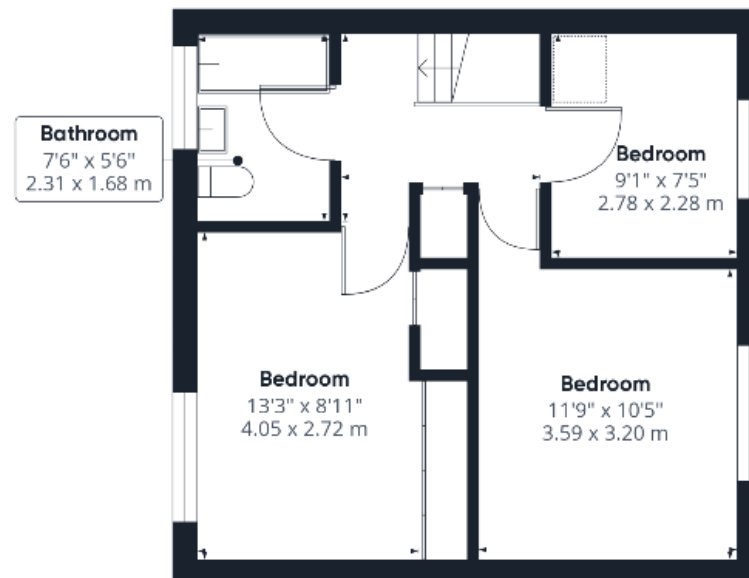
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