



Barley Cottage

Market Place, Wragby, Market Rasen. LN8 5QU

BELL

ROBERT BELL & COMPANY

Barley Cottage is a delightful two bedroom terrace cottage discreetly located within a small enclave of properties just off the market place in the centre of Wragby. Access to the property is via a shared driveway leading to an allocated tarmac parking area. The accommodation comprises: **Ground Floor:** entrance hall, dining kitchen, lounge and shower room. **First Floor:** landing, two good sized bedrooms one having built in wardrobe space, and cloakroom. The property benefits from LPG gas central heating and double glazing. **NO ONWARD CHAIN!**



Barley Cottage, Market Place, Wragby

ACCOMMODATION

Entrance Hall with contemporary design style front entrance door, staircase up to first floor, built-in under stairs, storage cupboard, wood style laminate flooring and radiator. Doors through to downstairs stairs shower/cloakroom and to:

Dining, Kitchen [13'11" x 10'2" (4.24m x 3.10m)] appointed to a good standard with fitted units comprising; fitted base, drawer and wall units, work surface areas with single drainer stainless steel sink unit inset to one corner with room below for laundry and kitchen white goods. Brushed steel featured oven, four ring brushed steel gas hob to surface with accompanying cooker hood, wall mounted Worcester LPG central heating boiler., tiled splash backs to fitted work surface areas, radiator and inset ceiling spotlight fittings. There is a good sized dining area to one side of the room. Door through to:

Lounge [12'4" x 10'4" (3.76m x 3.15m)] having a northerly aspect; radiator, TV point and ceiling spotlight fitting.

Downstairs Shower Room [5'8" x 5'7" (1.73m x 1.70m)] comprising a corner shower cubicle with shower fitting and accompanying full height wall tiling, wash hand basin with toiletry cabinet space below and tiled splash back above and low-level WC. Radiator, inset ceiling spotlight fittings and extractor vent.

First Floor - Landing with sloping ceiling in part and access to roof space. Door through to bedrooms and to:

Toilet/Washroom [3'10" x 3'6" (1.17m x 1.07m)] with sloping ceiling, wash hand basin with toiletry cabinet below, tiled splash back above and low-level WC. Wood style laminate flooring, radiator, inset ceiling spotlight fittings and extractor vent.

Bedroom [10'6" x 11'8" (3.20m x 3.55m)] having sloping ceiling levels with roof windows, to both easterly and westerly aspects; radiator and ceiling spotlight fitting.

Bedroom [9'3" x 11'8" (2.82m x 3.55m) inclusive of built-in wardrobe, space] having gable end window with a northerly outlook; sloping ceiling levels, built-in wardrobe space to one side, radiator and inset and ceiling spotlight fitting.

East Lindsey District Council – Tax band: A

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 Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888;
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Brochure revised 11.4.2024



There is a small brick storeroom attached to one side.



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