



**98 Wragby Road East**  
North Greetwell, Lincoln. LN2 4QZ

**BELL**



## 98 Wragby Road East North Greetwell

This is a good size detached family residence standing in large grounds of 0.16 of an acre (sts) with a very large garage/workshop building which could be adapted for a range of alternative uses, subject to any necessary consents. The accommodation would benefit from a scheme of general updating and refurbishment in some areas and offers four bedroom accommodation, which includes a ground floor master bedroom with a large ensuite wet room.

North Greetwell is just one mile from the eastern suburbs of Lincoln and the A15 eastern city bypass. This wonderful historic city offers an excellent range of shopping and social facilities, as well as the ever growing Lincoln University set around the Brayford Pool marina.

### ACCOMMODATION

**Front Entrance Lobby** having uPVC leaded light style double glazed front entrance door with accompanying double glazed side panels; tiled floor and period leaded light glazed panelled door to:

**Hallway** with staircase up to first floor, built in under stairs storage cupboard, radiator and dado rail. Doors through to lounge/diner, breakfast dining kitchen and to:

**Downstairs Master Bedroom** having a very pleasant northerly outlook over the front driveway and across Wragby Road; large built-in wardrobe to one corner with attractive oak bi-fold panelled doors, coving, electric panel heater and inset ceiling spotlight fittings. Door to:

**En-suite Wet Room** having appropriate up stand flooring with gully and shower area, Mira Sprint shower fitting and accompanying shower curtain rail, wash hand basin with toiletry





cabinet above, full height tiling to all walls and ladder back style radiator/towel rail.

**Large Sitting Room/Dining Room** having bay windows providing a pleasant view out over the driveway and to the rear across the extensive gardens to the south respectively; stone featured fireplace (flue capped) behind with oak mantelpiece, slate hearth and ornament plinth set to one corner. There is a further wall mounted contemporary design style feature electric fire with a slate hearth to the dining area, coving and two radiators.

**Breakfast Dining Kitchen** of good proportions having a delightful southerly outlook over the rear garden; a comprehensive range of fitted base, drawer and wall units, work surface area with corner single drainer one and a half ball sink unit inset with cupboard space below and room for dishwasher beneath, a fitted oven/grill with cupboard space above and below. The work surface extends around adjoining walls and out to form a divide between the kitchen and dining area with cupboard space, a tier of four drawers and cupboard space below, inset hob to surface with cooker hood and accompanying wall cupboard and shelf space above set on either side.

In the dining area is a long breakfast bar across one wall with cupboard units above, further fitted work service with cupboard space below and wall cupboard units above, additional cupboard space and room to the corner for an upright fridge/freezer. There is a storage cupboard housing the Valiant, gas fired central heating boiler, a further area of storage cupboard space and wine rack unit with room in-between for an American style fridge freezer. Tiled splash backs to most fitted work surface areas, partly tiled floor, pine panel ceiling, radiator, electric panel heater and inset ceiling light fittings. uPVC obscure double glazed door to rear garden and door to:



**Utility Room** having work surface across one wall with circular stainless steel sink unit inset, cupboard space and room for laundry white goods beneath, splashback and wall cupboard units. Open archway through to:

**Toilet** comprising low level WC and tiled floor.

**First Floor**

**Landing** with access to roof space.

**Bedroom 3** with a view down over the driveway from the bow window and beyond to open countryside; period pine panelled door and radiator.



**Bedroom 2** with an attractive outlook from the bay window of the countryside to the north; exposed pine floorboards. period Pine panelled door and radiator.

**Bedroom 4** having a most pleasing view from the bay window down over the rear garden to the south with a glimpse of Lincolnshire countryside beyond; coving, period pine panelled door and radiator.

**Shower Room** comprising a shower cubicle base, Mira Sport Max shower fitting and full height wall tiling, wash hand basin inset to a vanity top with toiletry cupboard space below and low level WC with concealed cistern. A range of wall cupboard storage spaces, full height tiling to all walls, period pine panel door, radiator and inset ceiling spotlight fittings.

## OUTSIDE

The house stands in a prominent location on Wragby Road with a bus stop pull in set along the road frontage providing a quick and convenient transport connection to nearby Lincoln. There is a good size block paved and gravel driveway providing ample parking for both family and visitors. The Front grounds are enclosed by low wall and panel fencing as appropriate.

To the north western corner of the house a double gateway provides access through to an old lean-to carport, which if removed, could provide access for an appropriate width of vehicle down the long tarmac driveway through to the rear. This leads to a veranda/car port covered concrete hardstanding apron adjoining the very substantial **Garage/Workshop** building with wide horizontal roller panelled doorway providing access for vehicles with steel hoist I-beam, fluorescent lighting strips and power point. Integral to the eastern end of this building is a further good size **Storeroom** with light fitting and power points

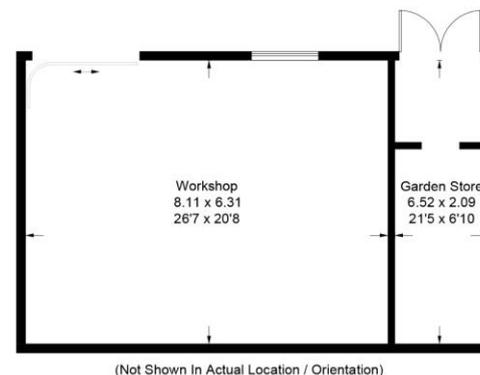
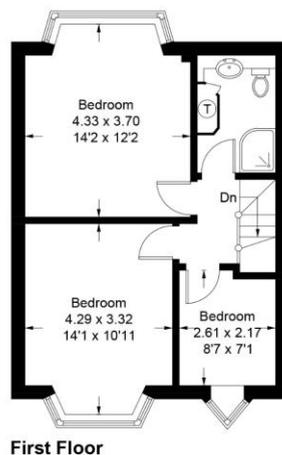
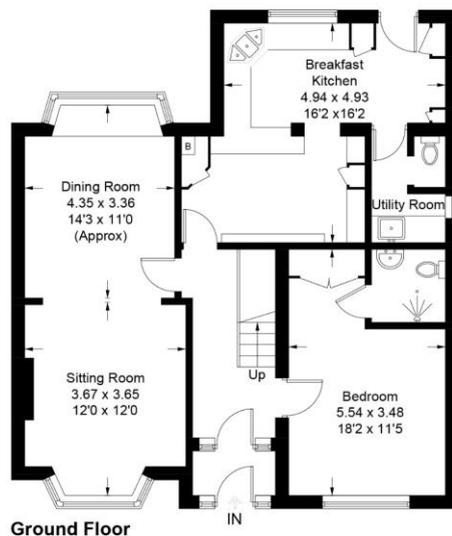
The rear garden itself enjoys a very pleasant southerly aspect and adjoining the rear elevation of the house there is a paved patio terrace providing views over the garden. The good size garden area has been laid to lawn with attractive feature stone walling, shale covered beds/borders with an attractive cascading stream water feature set to one corner. The boundaries are enclosed with hedging and panelled fencing and there is a useful metal garden equipment store.





## 98 Wragby Road East

Approximate Gross Internal Area  
 Ground Floor = 87.8 sq m / 945 sq ft  
 First Floor = 44.5 sq m / 479 sq ft  
 Outbuilding = 66.2 sq m / 712 sq ft  
 Total = 198.5 sq m / 2136 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

East Lindsey District Council – Tax band: C ENERGY PERFORMANCE RATING: tbc

**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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