



**2 Station Drive**  
Off Horncastle Road, Wragby, Market Rasen. LN8 5YF

**BELL**



## 2 Station Drive, Wragby

This is an outstanding high quality semi-detached family home, originally built by the well respected region developers Somersby Homes as part of the exclusive Horncastle Road development in Wragby.

This delightful home has a 10 year ICW New Build Warranty, air source heat pump central heating with underfloor heating to the ground floor and radiators to the first floor; excellent eye catching contemporary design style appointment throughout, chrome switch gear, some power points with USB connectivity, CAT -6 cabling to sitting room, kitchen and bedrooms; quality floor coverings and yet even more!



### ACCOMMODATION

**Entrance Hallway** having panelled front entrance door with obscure glazed fanlight above, staircase up to first floor and tiled floor. Oak feature panelled doors to living dining kitchen, lounge and to:

**Large Cloakroom** comprising; small wash hand basin with toiletry cabinet below and tiled splash back above, low level WC, tiled floor and extractor vent.

**Sitting Room** of good size, attractively presented reception room with easterly and southerly outlooks into Station Drive; fireplace with tiled hearth for a stove to be inset and oak mantle. Attractive mock wall panelling across one wall.



**Living Dining Kitchen** having a very pleasant outlook over the rear garden and panel fenced enclosure from the bi-fold patio doors; an excellent range of quality fitted base, drawer and wall units, work surface area with single drainer, one and a half bowl sink unit and concealed dishwasher beneath. The work surface extends around adjoining wall out to provide a peninsula divide with breakfast area and cupboard space below. Four ring ceramic style hob inset to surface with a brushed steel and glass hood with wall units set on either side; built-in brushed steel feature oven with cupboards above and below, built in concealed fridge freezer to one corner. Floor tiling and inset ceiling spot light fittings. Oak featured panelled doors through to:

**Good sized Utility Room** having an area of fitted work surface with space beneath for washing machine and bin storage, fitted shelving, large insulated hot water cylinder with immersion heater, built under stairs storage cupboard containing the central heating manifold underfloor controls, tiled floor and extractor vent.

#### **First Floor**

**Landing** having a built in linen cupboard above the stairwell head area, access to roof space and radiator. Oak featured panel doors through to first floor accommodation.

**Master Bedroom** of excellent proportions and having a very pleasant easterly outlook across Station Drive to neighbouring homes; a good size lobby area and radiator. Feature panelled door through to:

**En-suite Shower Room** appointed to an excellent contemporary design style standard comprising; corner shower cubicle with appropriate shower fitting, wash hand basin with a vanity top set on either side and toiletry cabinet space below and low level WC with concealed cistern. Tiling to all walls to full height, tiled floor, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

**Bedroom 3/Dressing Room** with a southerly view across the Station Drive and radiator.







**Bedroom 2** of excellent proportions with an easterly aspect and radiator.

**Good sized Family Bathroom** having attractive contemporary design style suite comprising; panelled bath with shower fitting, shower screen and accompanying full height wall tiling above, wash hand basin with toiletry cabinet beneath and low level WC. Tiling to all walls to least dado height, tiled floor, ladder back style radiator/towel, inset ceiling spotlight fittings and extractor event.

## OUTSIDE

The house stands in a very prominent location in this small exclusive development of quality homes. There is a block paved driveway area adjoining the southerly elevation of the house providing ample parking for both family and visitors and there are outside power points. To the attractive front of the house there are small areas of garden which have been laid to lawn.

To the rear there is a very appealing wall and fence enclosed rear garden with paved patio area onto which the living dining kitchen bi-fold patio doors open and a good sized professionally laid artificial turf lawn with shale stone borders. There is attractive exterior light fittings and an outside water tap.

**East Lindsey District Council – Tax band: C**

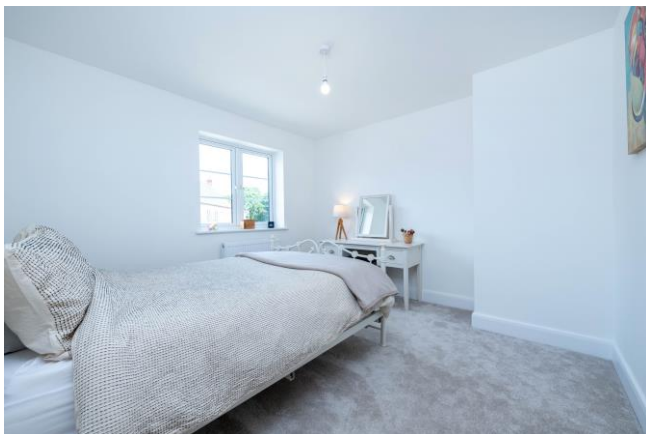
**ENERGY PERFORMANCE RATING: tbc**

**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 Lincoln Office

43 Silver Street, Lincoln. LN2 1EH.  
Tel: 01522 538888  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org);  
Website: <http://www.robert-bell.org>

Brochure prepared 15.7.2024



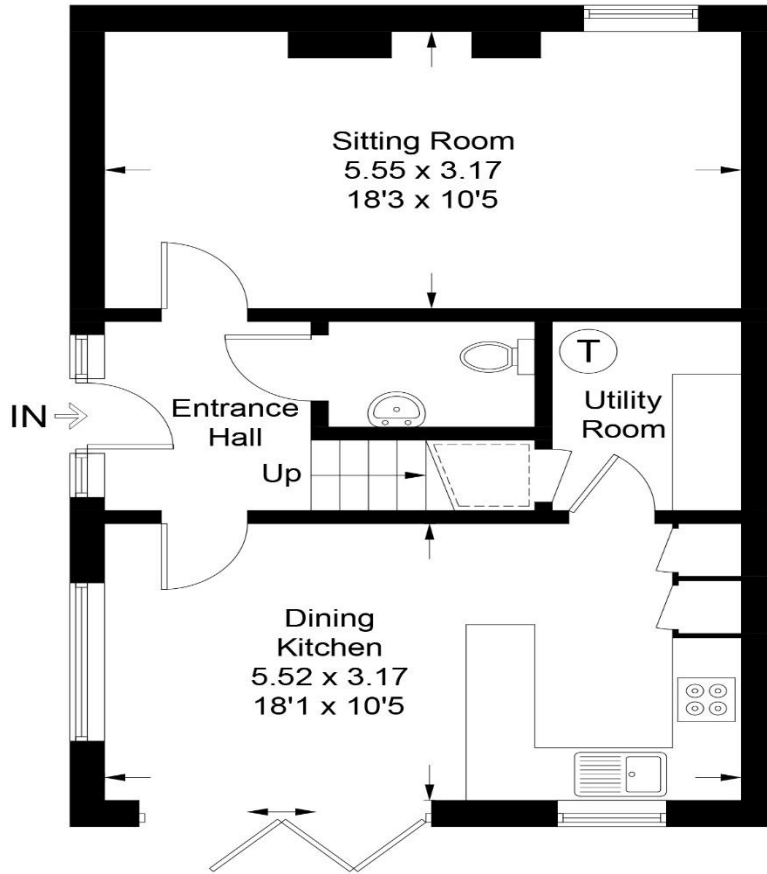




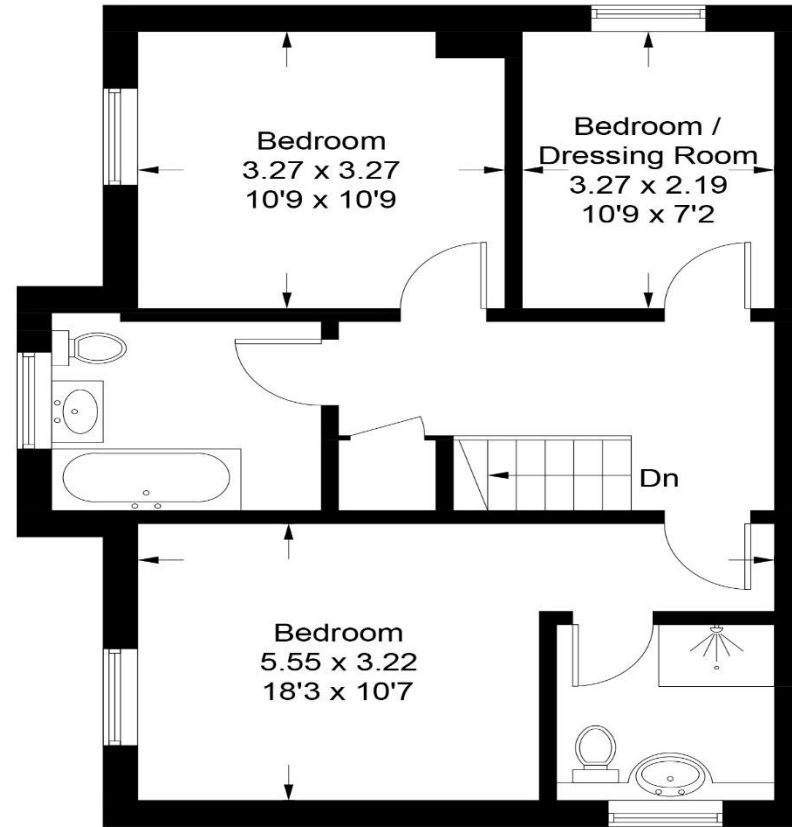


## 2 Station Drive

Approximate Gross Internal Area  
Ground Floor = 49.1 sq m / 528 sq ft  
First Floor = 50.2 sq m / 540 sq ft  
Total = 99.3 sq m / 1068 sq ft



**Ground Floor**



**First Floor**

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.

**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.



43 Silver Street, Lincoln. LN2 1EH  
Tel: 01522 538888  
Email: [lincoln@robert-bell.org](mailto:lincoln@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

