



I Strubbygate Cottages
Langton by Wragby, Market Rasen, Lincolnshire. LN8 5QA

BELL



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Langton by Wragby

NO ONWARD CHAIN! This is a two bedroom semi-detached cottage situated in the hamlet of Langton by Wragby, betwixt Wragby and Horncastle.

Accommodation would benefit from a scheme of refurbishment and comprises; entrance lobby/utility open to kitchen, lounge diner, two bedrooms and bathroom. There are gardens to the front with wide driveway, a range of both timber and brick & pantile outbuildings and views over open countryside.

ACCOMMODATION

Entrance Lobby/Utility with a westerly outlook across to the traditional cottage brick and pantile outbuildings, substantial braced cottage style entrance door, fitted work surface across one wall with drawer and cupboard space, room for laundry white goods and the Worcester Heatslave 12/14 oil fired central heating boiler beneath; wall cupboard unit, staircase up to first floor and radiator. Open access through to:

Breakfast Kitchen having a southerly outlook over the good size grounds; a range of base, drawer and wall units, single drainer sink unit inset to work surface with room for appliances beneath, open shelving to one end and space between units for slot in electric cooker with cooker hood above. To one end of the room is space for a small breakfast dining area, built-in under the stairs storage cupboard and radiator. Stripped pine panelled door to:

Lounge Diner having a very pleasant easterly outlook over the front grounds of the cottage and beyond to gently rolling Lincolnshire countryside, as well as a pleasant westerly view across the main gardens. Chimney breast with fireplace having a tiled hearth and back with an accompanying attractive moulded wood surround, and radiator.



First Floor- Landing with access to roof space and stripped pine panelled doors to adjoining accommodation.

Bedroom 1 with delightful southerly and easterly outlooks over the grounds and beyond to adjoining countryside; fireplace to chimney breast with attractive small period wrought iron moulded hob grate, and radiator.

Bathroom having a westerly view beyond the cottage outbuildings across to neighbouring countryside; pine panelled bath with Triton shower fitting, accompanying wall tiling and shower screen above, pedestal wash hand basin with tiled splash back and low level WC. Built-in linen/clothes cupboard space across one wall, radiator and extractor vent.

Bedroom 2 with an attractive open outlook over neighbouring pasture land to the east; and radiator.

OUTSIDE

There is a wide driveway entrance from the lane with a significant area of driveway for a range of vehicles and other equipment. The property benefits from having a large garden area predominantly laid to lawn with a series of predominantly timber framed outbuildings which have been utilised as garaging, workshop space, garden buildings and general storage. Set to the rear of the cottage is a small paved and concrete courtyard area with traditional cottage brick and pantile outbuildings comprising: the old wash house, outside toilet and fuel store.

East Lindsey District Council – Tax band:: tbc

ENERGY PERFORMANCE RATING: E- Mains water, electric, oil fired heating. Private drainage/sewerage system to septic tank-currently shared with no.2 (ask agent for details)

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
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