



9 Poachers Chase
Wragby, Market Rasen. LN8 5NA

BELL



9 Poachers Chase Wragby

This is a modern, two bedroom semi-detached house situated close to the heart of the small town of Wragby, a short walk to the bus stop for regular buses to Lincoln, Horncastle and the East Coast.

Wragby has its own primary school, doctor's surgery, convenience store, take away outlets and two public houses with the Adam & Eve providing excellent restaurant together with Bed & Breakfast facilities. There are two hairdressers/beauty salons, barbers shop and cafe. The town hall provides a host of activities throughout the year, Church and Chapel, Bowls Club, swimming pool open to the public and children's play park.

ACCOMMODATION

Entrance Lobby with attractive glazed panel front entrance door, staircase up to first floor, and radiator. Door through to:

Lounge having a pleasant outlook across Poachers Chase; fireplace with contemporary design style electric fire with marble style back and hearth and oak style featured surround, radiator and inset ceiling spotlight fittings. Door through to:

Good size Dining Kitchen having a westerly outlook over the garden from the French doors; a comprehensive range of contemporary style fitted base, drawer and wall units, work surface with single drainer one and a half bowl sink unit inset and room for dishwasher beneath. The work surface extends around the adjoining wall with Amik NAV hob to surface, brushed steel splash back and cooker hood above. To one end there is room for an upright fridge freezer as required; built-in under stairs utility/ cupboard with plumbing for washing machine, radiator and inset ceiling spotlight fittings. Sliding panel door through to:

Cloakroom of good proportions and having small pedestal wash and basin with tile splashback, low level WC, radiator and inset ceiling spotlight fitting.





First Floor - Landing with a westerly outlook across neighbouring homes and gardens; doors to all areas of adjoining accommodation.

Bathroom attractively presented having panel bath across one wall with shower fitting, shower screen and accompanying full height wall tiling above; wash hand basin with splash back and vanity mirror above and low level WC. Ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom with a westerly outlook down over the well enclosed and private rear garden; access to roof space and radiator.

Bedroom with a pleasant view out over Poachers Chase; built in wardrobe space to one corner with double doors, radiator.

OUTSIDE

The property stands in a very good position at the head of the cul-de-sac on Poachers Chase a good sized block paved private driveway adjoining the southern elevation of the house, also on street parking to frontage. A small area of garden laid to lawn to one side and panelled fencing to rear pedestrian gate providing access through to rear garden.

The garden is of good proportions and is well enclosed by tall panel fencing enhancing its privacy, with the main garden area having been laid to lawn, accompanying patio adjoining the rear western elevation of the house onto which the French doors of the dining kitchen open. Set to rear of the grounds there is a useful garden shed, a discreetly concealed bin store area and an outside water tap.

East Lindsey District Council – Tax band: B

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...

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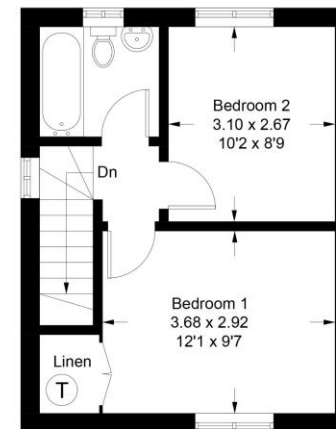


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Approximate Gross Internal Area
Ground Floor = 29.2 sq m / 314 sq ft
First Floor = 28.9 sq m / 311 sq ft
Total = 58.1 sq m / 625 sq ft



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.

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