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Ropewalk, Market Rasen



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£230,000



DETACHED BUNGALOW IN POPULAR RESIDENTIAL LOCATION. Well presented throughout comprising porch, entrance hall, lounge, kitchen diner, 2 DOUBLE BEDROOMS, bathroom. GENEROUS GARDENS, Garage & Extensive Driveway. VIEWING ADVISED TO FULLY APPRECIATE

#### Key Features

- Detached Bungalow
- Popular Residential Location
- Well Presented Throughout
- Porch, Entrance Hall
- Lounge, Kitchen Diner
- 2 Bedrooms & Bathroom
- EPC rating E
- Tenure: Freehold







## Situation

The popular Market town of Wragby is situated approximately 11 miles from the Cathedral city of Lincoln, Louth approximately 14 miles and is accessed via the A158 and also giving convenient access in the directions of Market Rasen (7miles), Bardney (5 miles) & Horncastle (10 miles). Over time Wragby has evolved to be a stopping point en route to the coastal town of Skegness, with amenities including two public houses, a fish shop, café, supermarket, village hall, doctors surgery, newsagents and schooling and leisure facilities.

## Entrance Porch

1.03m x 1.25m (3'5" x 4'1")

uPVC front entrance door and tiled flooring

## Hallway

2.45m x 3.09m (8'0" x 10'1")

electric storage heater, tiled flooring, roof void access, storage cupboard and airing cupboard housing hot water cylinder

## Lounge

3.48m x 5.09m (11'5" x 16'8")

double glazed bay window to front aspect, electric storage heater and feature fire place

## Kitchen Diner

5.40m x 3.20m (17'8" x 10'6")

a range of fitted wall and base units, space for under counter fridge, space and plumbing for washing machine, space for Range style cooker, sink unit, tiled splash backs, tiled flooring, uPVC French doors to rear aspect, double glazed window to side aspect and side entrance door

## Bedroom 1

3.78m x 3.06m (12'5" x 10'0")

uPVC French doors to rear aspect and fitted storage

## Bedroom 2

2.95m x 3.04m (9'8" x 10'0")

double glazed window to front aspect and electric storage heater

## Bathroom

2.23m x 2.37m (7'4" x 7'10")

3 piece suite piece comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window

## Gardens

occupying a good sized plot with mature gardens to both front and rear. Being mostly laid to lawn with planted shrubs, paved patio area, timber shed and summerhouse

## Garage

5.40m x 2.80m (17'8" x 9'2")

electric roller door, power, lighting and rear entrance door



## Driveway

extensive driveway providing ample off road parking for a number of vehicle

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

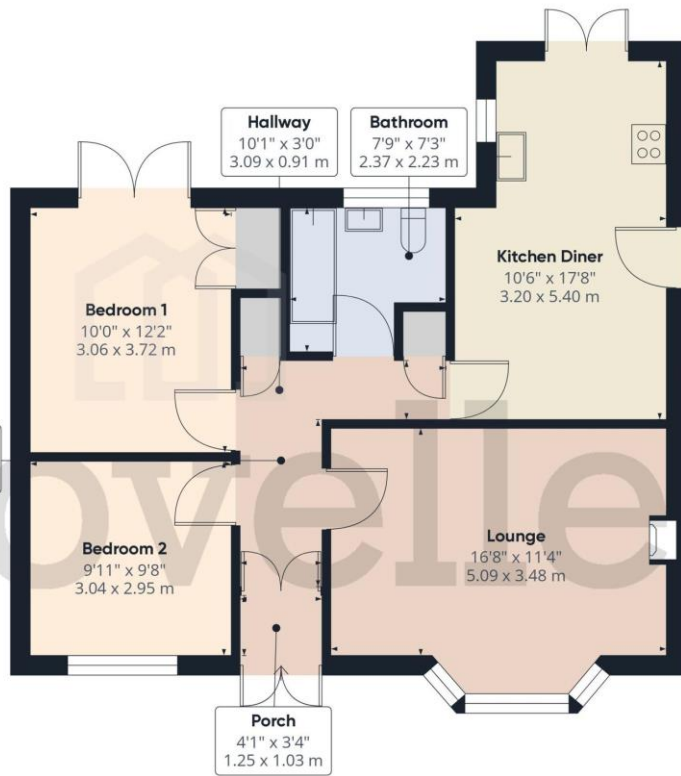
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Approximate total area<sup>1)</sup>  
 908.15 ft<sup>2</sup>  
 84.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



Ground Floor Building 1



Ground Floor Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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