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Old Grammar School Way, Wragby



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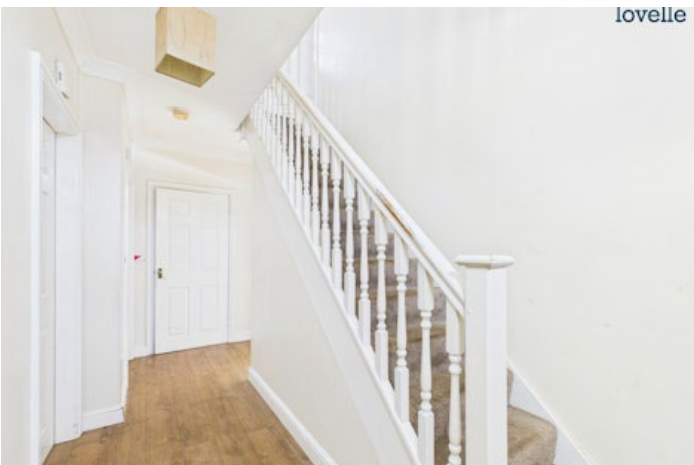
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£249,995



SPACIOUS DETACHED FAMILY HOME in the popular Town of Wragby. In need of modernisation comprising entrance hall, wc, lounge, dining room, kitchen, utility, 4 bedrooms, ensuite and bathroom. Garden to rear, driveway & double garage.

NO ONWARD CHAIN

Key Features

- Detached Family Home
- Popular Town Location
- In Need of Modernisation
- Spacious Accommodation
- Entrance Hall, WC, Lounge
- Dining Room, Kitchen, Utility
- EPC rating D
- Tenure: Freehold



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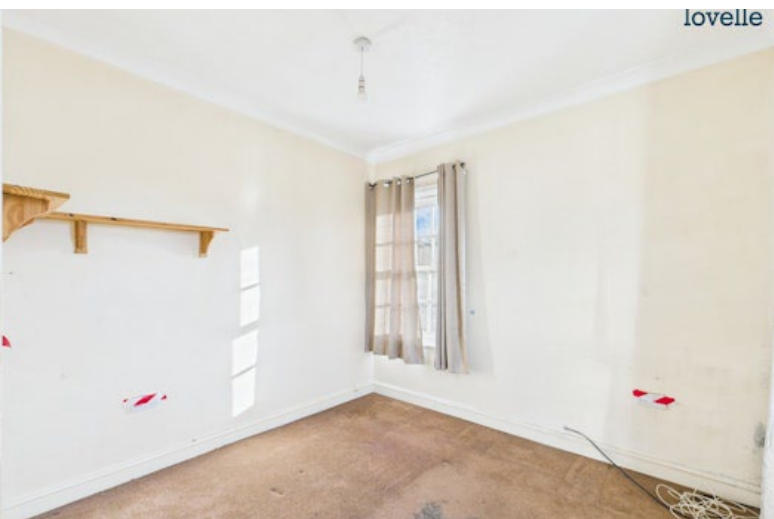
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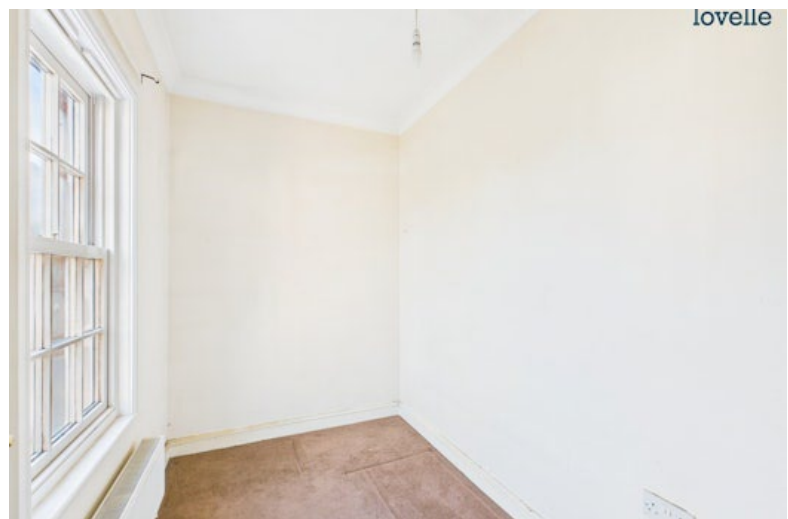
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Situation

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), Bardeny (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 Hall

4.74m x 2.11m (15'7" x 6'11")

timber entrance door, radiator, laminate flooring, stairs to first floor accommodation and storage cupboard under

WC

1.97m x 0.94m (6'6" x 3'1")

low level WC, hand wash basin, tiled splash backs, laminate flooring, radiator and double glazed window to rear aspect

Lounge

5.16m x 3.6m (16'11" x 11'10")

double glazed window to side aspect, double glazed double doors to rear aspect, radiator, laminate flooring and feature fire place

Dining Room

3.19m x 3.37m (10'6" x 11'1")

double glazed windows to front and side aspects, radiator and laminate flooring

Kitchen

4.76m x 2.69m (15'7" x 8'10")

a range of fitted wall and base units, 4 ring hob, stainless steel sink unit, space and plumbing for dishwasher, electric oven, breakfast bar, vinyl flooring, radiator and double glazed windows to all aspects

Utility

1.84m x 1.8m (6'0" x 5'11")

space and plumbing for washing machine, oil boiler, tiled splash backs, vinyl flooring, radiator, double glazed window to side aspect and double glazed rear entrance door

Landing

4.77m x 1.88m (15'7" x 6'2")

double glazed windows to front and rear aspect, roof void access, radiator and airing cupboard housing radiator

Bedroom 1

3.6m x 3.63m (11'10" x 11'11")

double glazed windows to rear and side aspect and radiator

Ensuite

0.9m x 2.68m (3'0" x 8'10")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Bedroom 2

2.57m x 3.62m (8'5" x 11'11")

double glazed window to front aspect, radiator and fitted storage

Bedroom 3

2.92m x 2.72m (9'7" x 8'11")

double glazed window to front and side aspect and radiator

Bedroom 4

1.74m x 2.71m (5'8" x 8'11")

double glazed window to rear aspect and radiator

Bathroom

1.69m x 2.66m (5'6" x 8'8")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with mixer shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Garden

mostly laid to lawn with paved patio area and storage sheds

Double Garage

5.36m x 5.29m (17'7" x 17'5")

2 up and over doors, power and lighting

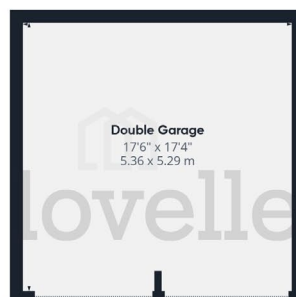
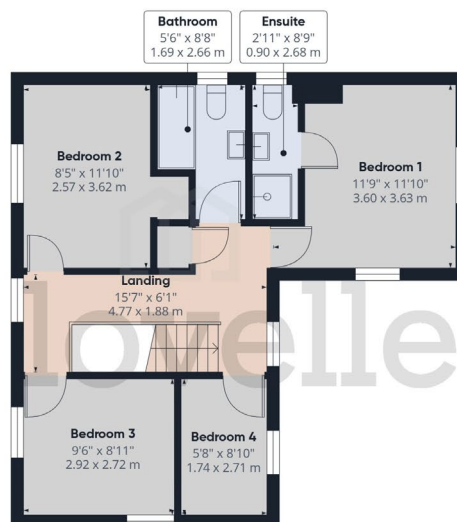
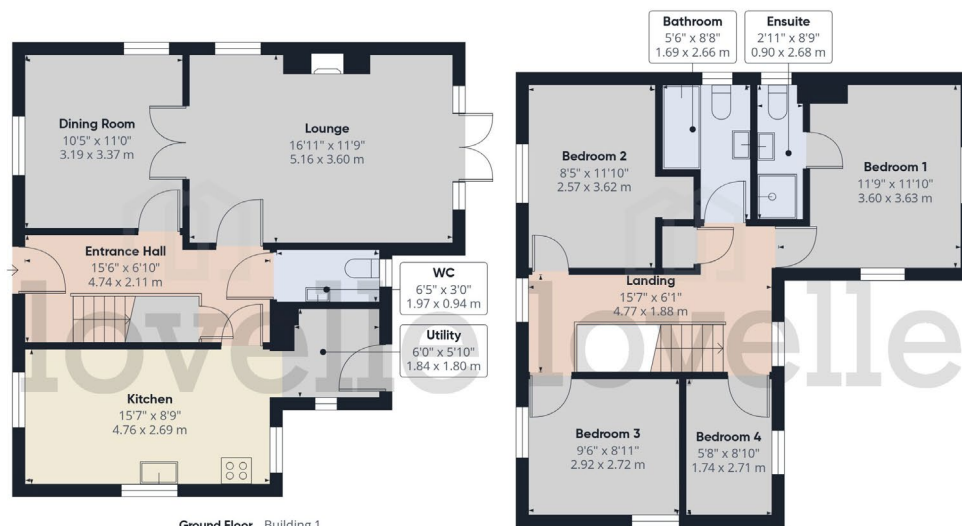
Driveway

extensive block paved driveway providing ample off street parking for a number of vehicles with EV charger

Agents Notes

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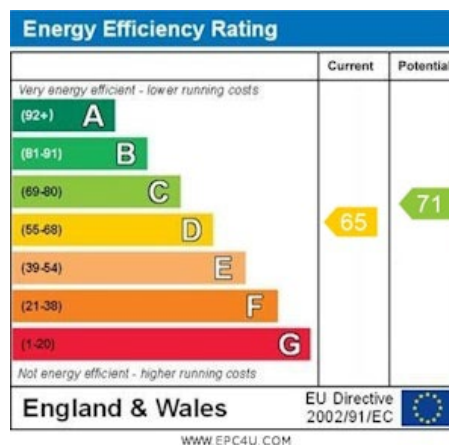
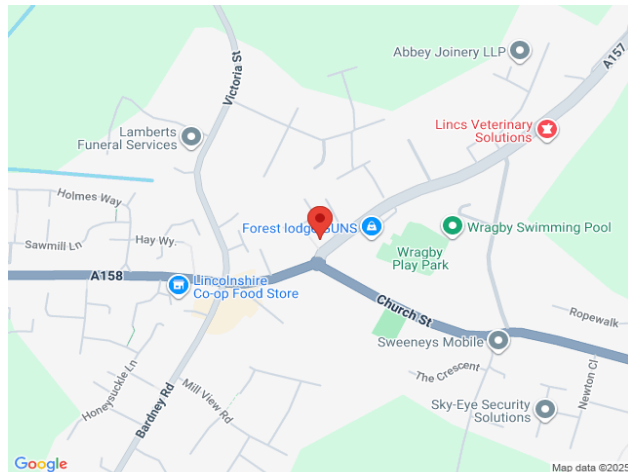
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Approximate total area^m
1443 ft²
134.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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