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Lincoln Road, Market Rasen

3 1 1

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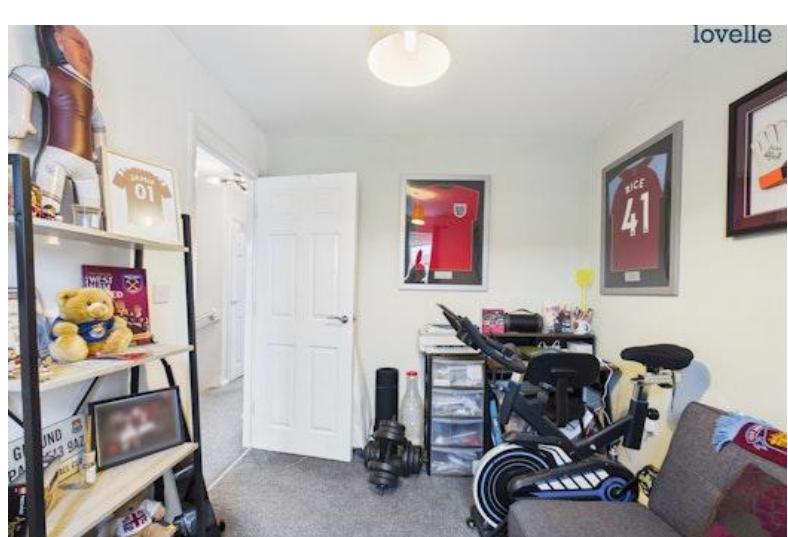
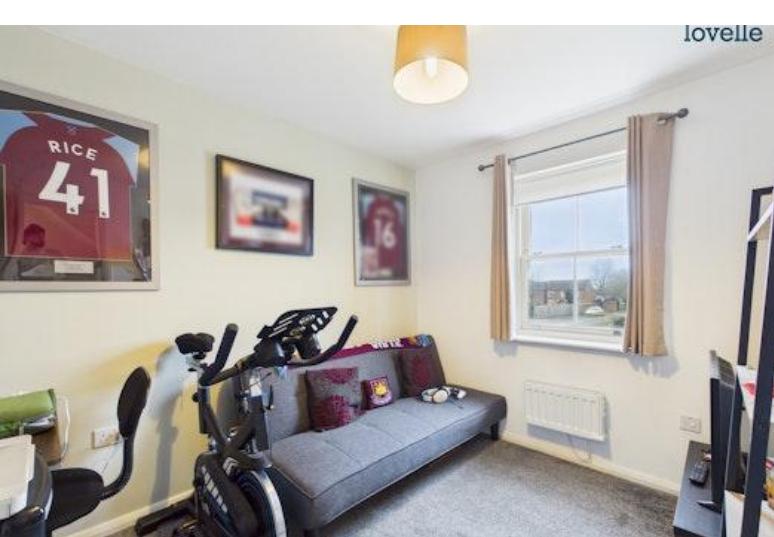
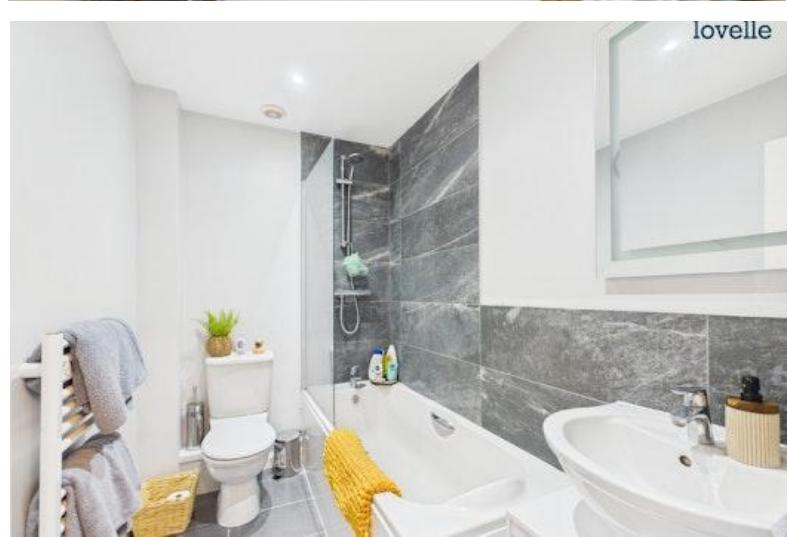
Asking Price £185,000



A well-presented three-bedroom mid-terrace home arranged over three floors, located on Lincoln Road in the popular market town of Wragby. The property benefits from a bay-fronted lounge, kitchen diner, south-facing rear garden and allocated parking to the rear.

#### Key Features

- Three-bedroom mid-terrace house
- Arranged over three floors
- Bay-fronted living room
- Modern kitchen diner
- Two first-floor bedrooms
- Family bathroom with modern suite
- South facing garden
- Allocated parking to the rear
- EPC rating C
- Tenure: Freehold





Situated in the popular market town of Wragby, this well-presented three-bedroom mid-terrace home is located on Lincoln Road and offers spacious, well-balanced accommodation arranged over three floors, making it ideal for first-time buyers, growing families or investors alike.

The property is entered into a welcoming hallway which leads through to a bay-fronted living room, a bright and comfortable space with plenty of room for seating and furniture, enhanced by the large front-facing window which allows an abundance of natural light. To the rear of the property is a modern kitchen diner, fitted with a range of contemporary units, ample worktop space and integrated appliances. There is space for a dining table, making it ideal for both everyday living and entertaining, with a rear door providing direct access to the garden. The first-floor hosts two well-proportioned bedrooms, both serviced by a modern family bathroom which is fitted with a white three-piece suite including a panelled bath with shower over, complemented by stylish tiling and a clean, modern finish. Occupying the second floor is a further generous double bedroom, benefitting from extensive built-in storage within the eaves, making excellent use of the space and providing a versatile room suitable as a main bedroom, guest room or home office.

Externally, the property enjoys a south-facing rear garden, mainly laid to lawn and ideal for enjoying the sun throughout the day. The garden leads to allocated parking located to the rear, offering both convenience and practicality.

Located within easy reach of local amenities, schools and transport links, this attractive home offers a great balance of space, light and location and must be viewed to be fully appreciated.

### Entrance Hallway

1.41m x 1.28m (4'7" x 4'2")

Providing access to the living room and staircase rising to the first floor.

### Living Room

4.47m x 4.47m (14'8" x 14'8")

A bright and welcoming bay-fronted lounge with ample space for seating and living room furniture.

### Kitchen Diner

4.55m x 2.65m (14'11" x 8'8")

Fitted with a range of modern units, worktop space and integrated appliances, with room for a dining table and rear access to the garden.

### First Floor Landing

1.02m x 3.14m (3'4" x 10'4")

Giving access to two bedrooms, the family bathroom and stairs leading to the second floor.

### Bedroom Two

4.56m x 2.5m (15'0" x 8'2")

A good-sized double bedroom overlooking the rear garden.

### Bedroom Three

2.44m x 2.96m (8'0" x 9'8")

A well-proportioned bedroom, ideal for use as a child's room, guest room or home office.

## Family Bathroom

2.44m x 1.6m (8'0" x 5'2")

Fitted with a modern three-piece suite including bath with shower over, WC and wash hand basin.

## Bedroom One

4.42m x 3.15m (14'6" x 10'4")

A generous bedroom benefitting from extensive built-in storage within the eaves.

## Outside

To the rear is a south-facing garden, mainly laid to lawn, leading to allocated parking located to the rear of the property.

## Agent Notes

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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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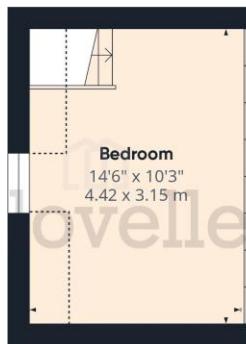
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Approximate total area<sup>(1)</sup>

806 ft<sup>2</sup>  
74.8 m<sup>2</sup>

Reduced headroom  
17 ft<sup>2</sup>  
1.5 m<sup>2</sup>

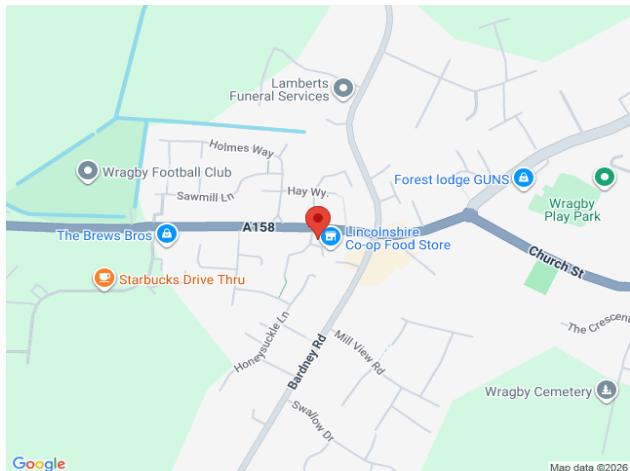


(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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