



56 Horncastle Road  
Wragby, Market Rasen

**BROWN & CO**



# 56 Horncastle Road, Wragby, Lincolnshire LN8 5RB

This modern detached home offers beautifully presented accommodation within the sought after village of Wragby which boasts an excellent range of local amenities. Designed for comfortable, contemporary living, the property features an entrance hall, convenient WC, and a spacious living room. To the rear, the stylish kitchen/dining room provides the perfect setting for family meals and entertaining, with direct access to the garden.

Upstairs, the first floor offers three well-proportioned bedrooms and a modern family bathroom, making it an ideal home for couples, families, or those looking to upsize.

Externally, the property continues to impress. To the front, a generous driveway provides ample parking and leads to a single garage. The rear of the home features a landscaped garden, thoughtfully arranged to create a peaceful outdoor retreat suitable for both leisure and play.

This is a superb opportunity to acquire a turn-key home in a sought-after village location.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Front entrance door, double glazed window to side, radiator.

#### WC

WC, wash basin, radiator, extractor.

#### Living Room

Double glazed window to front, stairs rising to first floor, under stairs storage cupboard, radiator.

#### Kitchen / Dining Room

Double glazed window and entrance door to rear, stainless steel drainer sink, worktops, base and eye level storage units, integrated electric oven and gas hob with extractor over, spaces for washing machine, slim line dishwasher and fridge freezer, radiator.

#### First Floor

##### Landing

Loft access, radiator.

### Bedroom One

Double glazed window to front, fitted wardrobe, radiator.

### Bedroom Two

Double glazed window to rear, fitted wardrobe, radiator.

### Bedroom Three

Double glazed window to front, radiator.

### Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail.

### Outside

To the front is a driveway providing parking for four vehicles which leads to a garage with up and over door to front and personnel door leading to the rear garden. To the rear is an enclosed landscaped garden with lawn, patio with pergola, and a shed.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

## COUNCIL TAX

Band C

## MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

## BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&co JH Walter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



#### VIEWING PROCEDURE

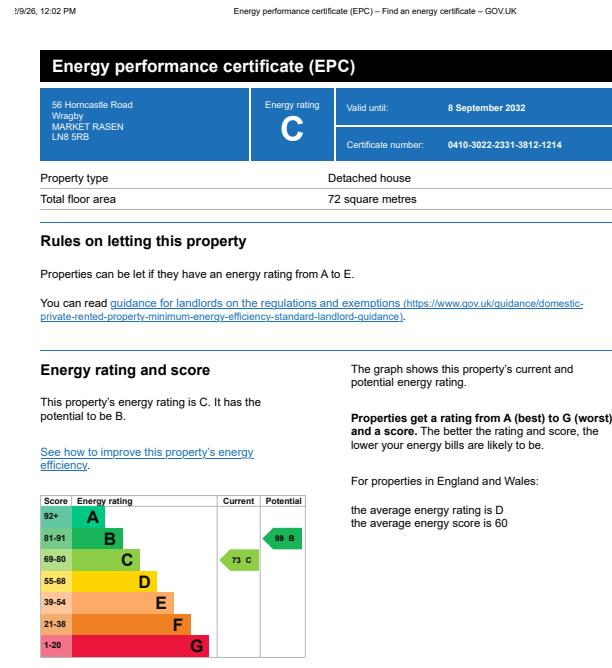
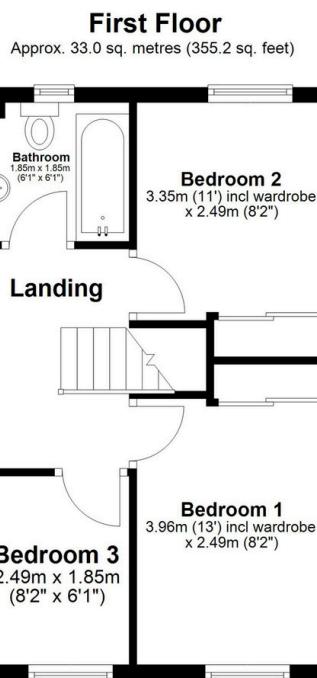
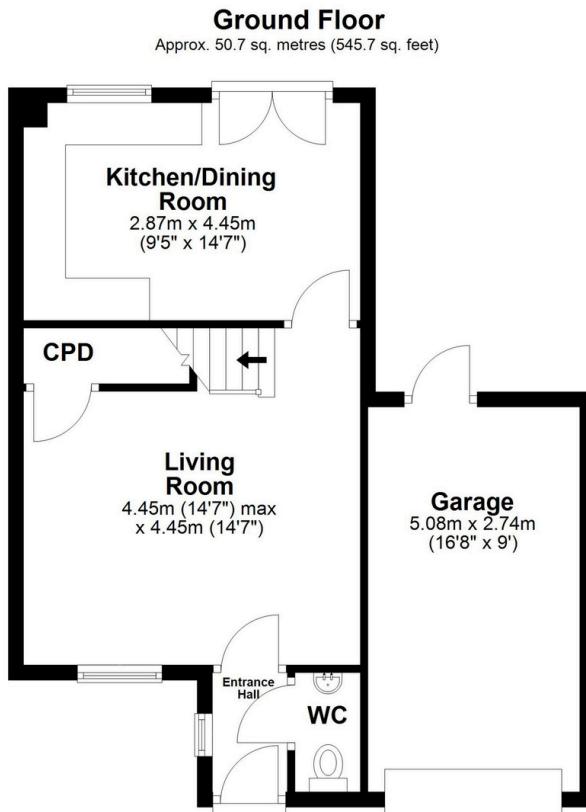
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

#### AGENT

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## IMPORTANT NOTICES

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