



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&coJHWalter 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.

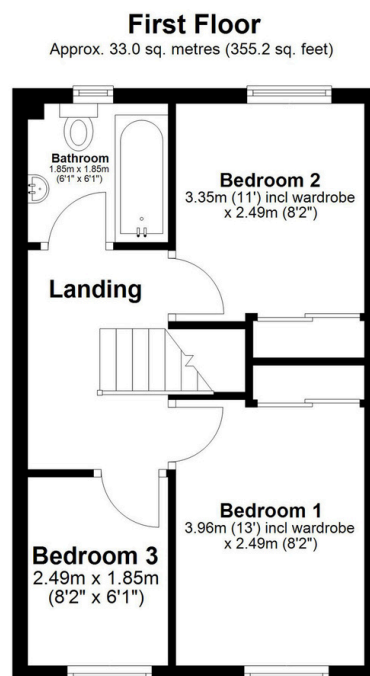
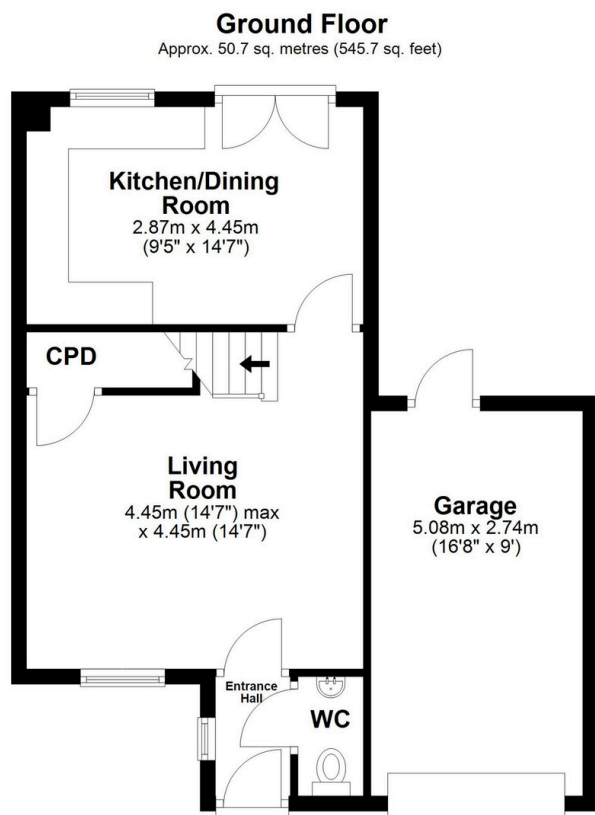
AGENT

James Drabble

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Total area: approx. 83.7 sq. metres (900.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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IMPORTANT NOTICES

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BROWN & CO

Property and Business Consultants

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																							
56 Homcastle Road Wingby MARSHET RASEN LN8 5RB		Energy rating C	Valid until: 8 September 2032 Certificate number: 0410-3022-2331-3812-1214																				
Property type		Detached house																					
Total floor area		72 square metres																					
Rules on letting this property																							
Properties can be let if they have an energy rating from A to E.																							
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																							
Energy rating and score																							
This property's energy rating is C. It has the potential to be B.																							
See how to improve this property's energy efficiency.																							
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>39-54</td><td>E</td></tr> <tr><td>21-38</td><td>F</td></tr> <tr><td>1-20</td><td>G</td></tr> </tbody> </table>		Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>73 C</td> <td>89 B</td> </tr> </tbody> </table>		Current	Potential	73 C	89 B
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The graph shows this property's current and potential energy rating.																							
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																							
For properties in England and Wales:																							
the average energy rating is D the average energy score is 60																							

<https://find-energy-certificate.service.gov.uk/energy-certificate/0410-3022-2331-3812-1214?print=true>

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