



First Floor Flat - Rehoboth
Lincoln Road, Wragby, Market Rasen, Lincolnshire. LN8 5ND





First Floor Flat, Rehoboth Wragby

This is a good sized first floor apartment, very conveniently located just off the Market Place and its excellent range of local shopping and social amenities and directly opposite the town's Co-op Supermarket.

The accommodation comprises; Ground Floor private entrance Porch into Entrance Hall with door to Utility; First Floor large Landing, a large Living Dining Kitchen, Bathroom, separate WC and two well-proportioned Bedrooms.

ACCOMMODATION

Covered Storm Porch with decorative tiled floor, tiles to dado rail to walls, ceiling light. Housing the electricity meter boxes for both this and the ground floor flat. Wood/part glazed front entrance door with decorative glazed fanlight to:

Entrance Hall with small red/black quarry tile floor (continuing through utility), high ceiling level, picture rail, carpeted staircase to one side to main living area and wood door with decorative glazed panels to:

Utility having space and plumbing for washing machine, electric heating boiler set to one wall, wall shelving and freestanding metal storage unit. Single glazed sash window, ceiling light and power points.

From staircase there is a half glazed wood door opening to small lobby area, which in turn opens out to large split level **Landing** area via archway. High ceiling levels with picture rails, large single glazed sash window to rear aspect, coloured glass in part, large period radiator, carpeted floor, chrome ceiling lights and power points. Doors to accommodation including:

Bedroom 2 of good size having high ceiling level, single glazed sash window to rear aspect, carpeted floor, electric panel heater, ceiling light and ample power points.





Separate WC comprising low level WC with shelf over, radiator, carpeted floor, single obscure glazed sash window to side aspect, sloping ceiling and ceiling light.

Bedroom 1 of good size having low level single glazed sash window overlooking the garden of the ground floor flat; carpeted floor, high ceiling level sloping in part with skylight, electric panel heater, ceiling light and power points.

Narrowed corridor with small period radiator, large wall mirror and pulley 'dolly maid' style wooden drying rack to ceiling; leads to:

Bathroom with single glazed obscure sash window to the front aspect; split level wood flooring with period style large pedestal wash hand basin, built in airing cupboard housing the hot water cylinder with shelving space below and period style radiator. Stepped up to bath area comprising bath with electric shower over, tiling to shower end, mermaid style panelling to bath surround and opposite wall, oval shower rail with curtains and ceiling light.

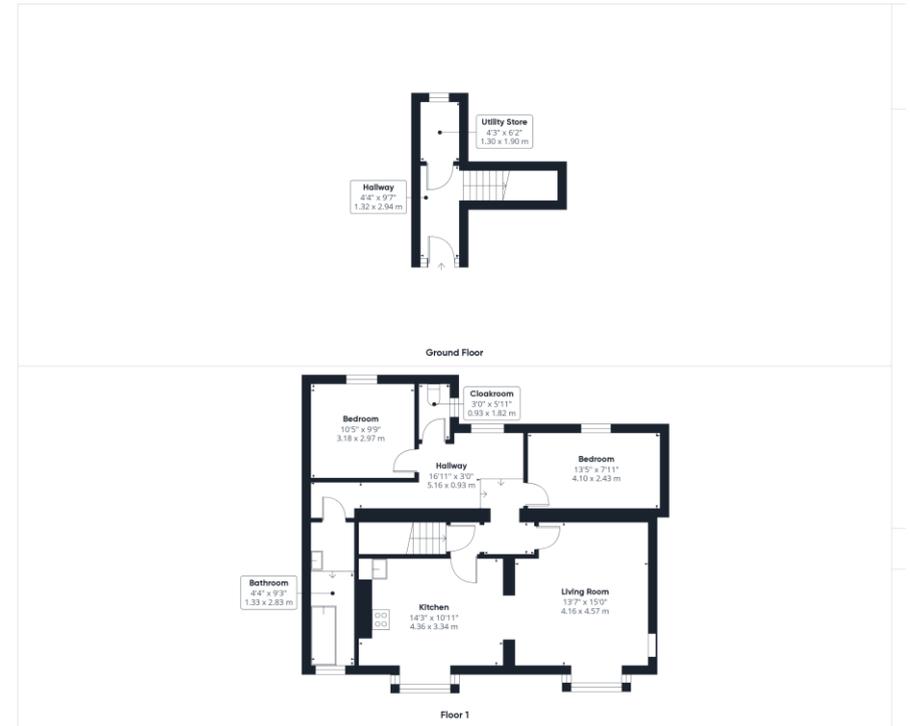
Living Dining Kitchen- Living Area having large uPVC double glazed boxed bay window (toughened glass) to front aspect; high ceiling level with cornicing and picture rails, carpeted floor, built in shelved alcove to one side of chimney breast, ceiling light and power points. Tiled hearth set to chimney breast with electric log burning stove and mantle above. **Note:** original fitted multi fuel stove (obsolete) is still insitu with opening boarded over Open to:

Dining Kitchen having large uPVC double glazed boxed bay window to front aspect; high ceiling level with cornicing in part and picture rail, wood effect cushion vinyl flooring, wood work surface across one wall and into recess either side of chimney breast, base unit with stainless steel sink and drainer inset, wall shelving above, metal topped pine storage/shelving unit to one side. Electric Logik oven/grill with shallow pan drawer beneath surface with four ring electric hob inset, wall mounted painted china cabinet. Space beneath for freestanding fridge and freezer housing the consumer unit. Metal topped, pine island storage/shelving unit (floating) and matching smaller pine shelving unit with pine top and cutlery drawer. Space to one side for dining table and chairs, period style radiator, 5 bulb chrome chandelier and power points. Separate door to lobby/landing area.

Leasehold – Lease 900 years remaining. **Ground rent** £50 per year

All external repairs/painting joint with ground floor leaseholder
Roof was replaced in 2020.





East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: E – All electric – mains water and drainage.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

43 Silver Street, Lincoln. LN2 1EH.

Tel: 01522 538888

Email: lincoln@robert-bell.org

Website: <http://www.robert-bell.org>

Brochure revised 19,3,2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

