



49, Honeysuckle Lane

| Wragby, Market Rasen | LN8 5AL

£235,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

49

Honeysuckle Lane |

Wragby, Market Rasen | LN8 5AL

£235,000

Modern Attached Home which has the 'Feel of Being Detached', set in a No Through Road in the ever popular Village of Wragby> The village is very well served by local amenities which include a Primary School, Swimming Pool, Co-Op Food Store, Butchers, and many Independent Shops, Cafes and Pubs. For anyone needing Secondary Schooling, these can be found in Market Rasen, Horncastle, Louth or Lincoln, all under fifteen miles away and served by public transport. These towns also have Supermarkets and a wider range of services if needed.

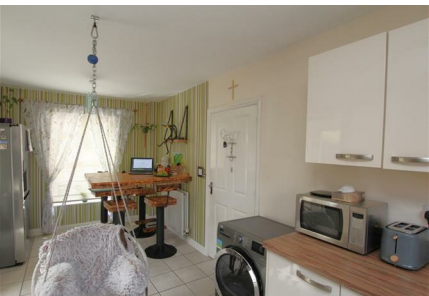
This is a Very Well Presented Home, it is heated by Electric Boiler to Radiators and the warmth is retained with the help of Sealed Unit Double Glazed Sash Style Windows. There is a well 'Kitted-Out' and insulated Workshop in the Rear Garden. The well laid out accommodation comprises in brief: Reception Hall, Cloakroom, Lounge/Dining Room, Fitted Kitchen/Breakfast Room, Three Bedrooms, En-Suite Shower Room and Bathroom. Outside there is an Enclosed Rear Garden, Garage and a Parking Space. Offered For Sale with No Onward Chain.

- Well Presented Family Home
- Residential 'No-Through' Road
- Fitted Kitchen/Breakfast Room
- Three Bedrooms (Main with En-Suite)
- Sought After Village with Amenities
- Lounge/Dining Room
- Cloakroom and Bathroom
- Garden, Workshop, Garage & Parking

Reception Hall

Approached via a panelled entrance door. Radiator. Stairs to First Floor with recess under. White panel effect doors off.





Cloakroom

White suite of Low level W.C. Corner pedestal wash basin. Tiled splashbacks. Window to rear. Radiator.

Lounge & Dining Room

17'9 x 10'7 (5.41m x 3.23m)

Electric pebble effect fire with granite style hearth and surround. Double radiator. Window to front. Sealed unit double glazed, double doors to rear garden.

Fitted Kitchen & Breakfast Room

17'10 x 9'8 (5.44m x 2.95m)

Range of cream colour, high-gloss finish wall and base units. Wood effect work-surfaces with inset one and a half bowl single drainer sink top. Built-in electric oven, hob and extractor. Built-in dishwasher. Tiled floor. Windows to front and rear. Half panelled and half double glazed door to garden. Double radiator.

First Floor Landing

Access to loft space. Radiator. Airing cupboard with hot water cylinder.

Bedroom One

10'10 x 8'10 plus wardrobe (3.30m x 2.69m plus wardrobe)

Large double opening wardrobe. Window to front. Radiator.

White panel effect door to:-

En-Suite Shower Room

White suite of step-in shower cubicle. Pedestal wash basin. Low level W.C. Tiling to water sensitive areas. Radiator. Window.

Bedroom Two

10'9 x 9'11 (3.28m x 3.02m)

Window. Radiator.

Bedroom Three

6'10 x 9'11 (2.08m x 3.02m)

Window. Radiator.



Bathroom

White suite of panelled bath with shower over. Pedestal wash basin. Low level W.C. Tiling to water sensitive areas. Window. Radiator.

Rear Garden

Gated access. Patio. Lawn. Mature grapevine.

Workshop

9'1 x 9'3 (2.77m x 2.82m)

Insulated. Light and electric.

Single Garage

18'1 x 8'7 maximum (5.51m x 2.62m maximum)

This is the middle garage of three, located under the coach-house flat opposite this home.

Additional Information

Tenure: The house is Freehold and the the garage is Leasehold.

Services: All mains services are connected with the exception of gas. Heating is via an Electric Boiler.

Council Tax Band: C - East Lindsey

Broadband: Through B.T.

EPC Rating: D

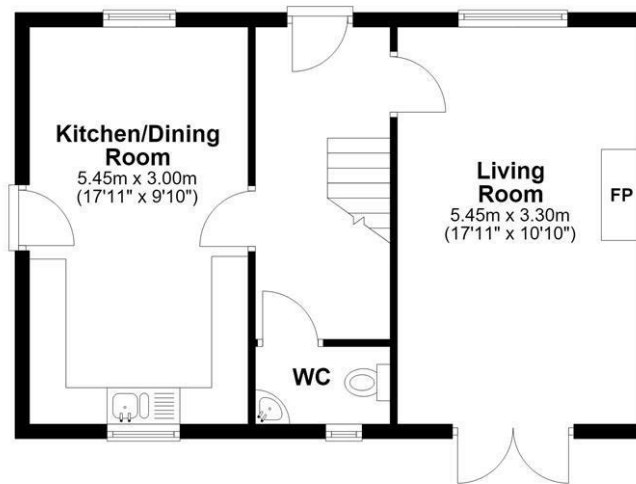
Maintenance Fee: This home has to pay an annual Service Charge which for 2024/2025 was £99.96.





Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



Total area: approx. 91.0 sq. metres (979.7 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.