



The Oaklands, Wragby, Market Rasen, LN8 5UT

- SPACIOUS 900 sq ft, TWO DOUBLE bedroom, TWO reception detached MODERN BUNGALOW with NO 'upward CHAIN'
- GARAGE (having light, power, storage space in roof void and rear pedestrian door to garden), PARKING for 3 CARS incl tandem, tarmac & gravelled
- UPVC double glazed including 2 pairs of FRENCH doors, CENTRAL HEATING with annually serviced Worcester boiler
- Fitted KITCHEN having Blomberg electric oven incl fan assisted and glass fronted, NEW 2025 Blomberg ceramic hob, space/plumbing for fridge freezer, dishwasher & washing machine
- In SELECT cul-de-sac location of WELL SERVICED large VILLAGE
- FRONT garden laid to lawn, spacious width to side of property, fully fenced rear GARDEN incl NEW 2025 Indian sandstone style paved PATIO & path, established borders of plants & shrubs
- LOUNGE DINER having FRENCH doors off to the UPVC double glazed GARDEN ROOM that has under floor heating, power and FRENCH doors to patio and rear garden
- Fully tiled MODERN SHOWER ROOM, with a corner quadrant shower having a curved glass sliding door, pedestal hand basin and low level close coupled toilet

Price £220,000



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DESCRIPTION

Spacious 900 sq ft, 2 double bedroom, 2 reception, detached modern bungalow, with garage & parking for 3 cars, as well as front & fully fenced rear gardens, all in a select cul-de-sac location of well serviced large village, and there is NO 'upward CHAIN'.

It also benefits from UPVC double glazing incl 2 pairs of French doors, central heating with annually serviced Worcester boiler, exterior lighting & water tap, curtain rails, curtains & blinds are included, and the property is offered freehold.

Outside is the attached garage (having light, power, storage space in roof void and rear pedestrian door to garden), parking for 3 cars (incl tandem, tarmac & gravelled), front garden laid to lawn, spacious width to side of property, and secure pedestrian access on both sides of the property to the fully fenced rear garden (that includes established borders of plants & shrubs and a new 2025 Indian sandstone style paved patio & path).

The property consists of hall (with 2 ceiling lights & 2 built in cupboards: a storage cupboard & a double fronted cloaks cupboard having a radiator), lounge diner with French doors off to the UPVC double glazed garden room (having under floor heating, power and French doors to patio & rear garden), fitted kitchen (incl Blomberg fan assisted & glass fronted electric oven, new 2025 Blomberg ceramic hob, space/plumbing for fridge freezer, dishwasher & washing machine, and UPVC double glazed external door).

There is also the modern shower room (having a corner quadrant shower with a curved glass sliding door, a pedestal hand basin and a low level close coupled toilet), master bedroom (with free standing full height double wardrobe having mirror fronted sliding doors) and the second double bedroom.

The very well serviced large village of Wragby has a medical centre, indoor swimming pool, sports centre, bowling green and shops incl a Co-Op, newsagents, butchers, public houses, fire station, primary school, and is on several bus routes.





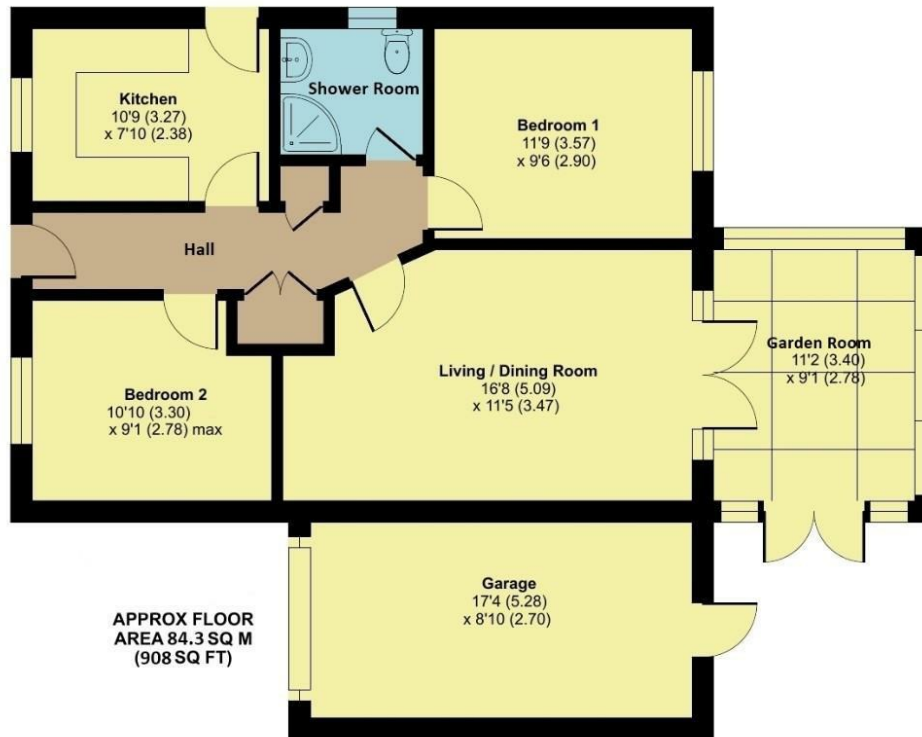
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Approximate Area = 755 sq ft / 70.1 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 908 sq ft / 84.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1432660

Viewings

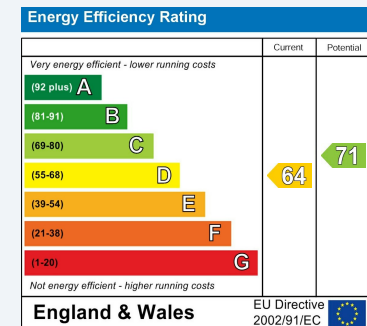
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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