



Horncastle Road, Wragby  
Lincolnshire

**BROWN & CO**



## Horncastle Road, Wragby, Lincolnshire

A substantial detached bungalow positioned on a generous quarter-acre plot in the highly sought-after and well-served village of Wragby.

The property offers spacious and versatile accommodation throughout, beginning with a large and welcoming reception hall that leads to a well-appointed kitchen/dining room and a comfortable living room. The ground floor also features three double bedrooms, a family bathroom and a separate WC.

To the first floor is the impressive master bedroom, complete with its own en-suite, providing an excellent private retreat.

Outside, the property is approached via a private driveway offering ample off-road parking and access to a detached garage. To the rear is a generous lawned garden, providing a superb space for outdoor living, entertaining, or family enjoyment.



### ACCOMMODATION

#### Ground Floor

#### Entrance Hall

Main entrance door to side, stairs rising to first floor, airing cupboard, two radiators, under stairs storage cupboard.

#### Lounge

Entrance door to front, double glazed windows to front and side, two radiators, electric fire with decorative surround.

#### Study

Double glazed window to front

#### Kitchen / Dining Room

Double glazed windows to side and rear, French doors opening to rear garden, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob, tiled splash backs, spaces for washing machine and further appliances, radiator.

#### Bedroom Two

Double glazed window to rear, storage cupboard, radiator.

#### Bedroom Three

Double glazed window to side, storage cupboard, radiator.

#### Bedroom Four

Double glazed window to side, radiator.

#### Bathroom

Double glazed window to side, WC, pedestal wash basin, shower cubicle, bath, radiator.

#### WC

Double glazed window to side

#### First Floor

#### Landing

#### Bedroom One

Double glazed window to rear, two Velux windows, two radiators.

#### En Suite Bathroom

Velux window, bath with wall mounted shower unit over, WC, pedestal wash basin,

#### Outside

The property is accessed via a driveway providing ample off street parking and leads to a detached garage. To the rear is a substantial lawned garden with patio.

#### LOCATION

Wragby is a friendly, historic market town nestled at the junction of the A157 and A158, placing Lincoln, the Lincolnshire Wolds and the East Coast all within easy reach—around 11 miles to Lincoln, 10 miles to Horncastle, and direct routes on the InterConnect bus network for convenient travel.

With a strong sense of community and everyday amenities on the doorstep, the town offers a supermarket, independent shops and cafés, plus welcoming pubs such as The Adam & Eve on the Market Place. Families are well-served by Wragby Primary School, and a range of secondary options in nearby towns.

Wragby enjoys a rich heritage—granted a market charter in the 17th century, with All Saints' Church (1839) close to the modern village centre. Walkers and nature-lovers have Chambers Farm Wood and the Lincolnshire Limewoods on the doorstep, offering waymarked trails, butterfly habitats and tranquil woodland landscapes.



#### TENURE & POSSESSION

Freehold and for sale by private treaty.

#### COUNCIL TAX

Band - B

#### 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 and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

#### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co 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.

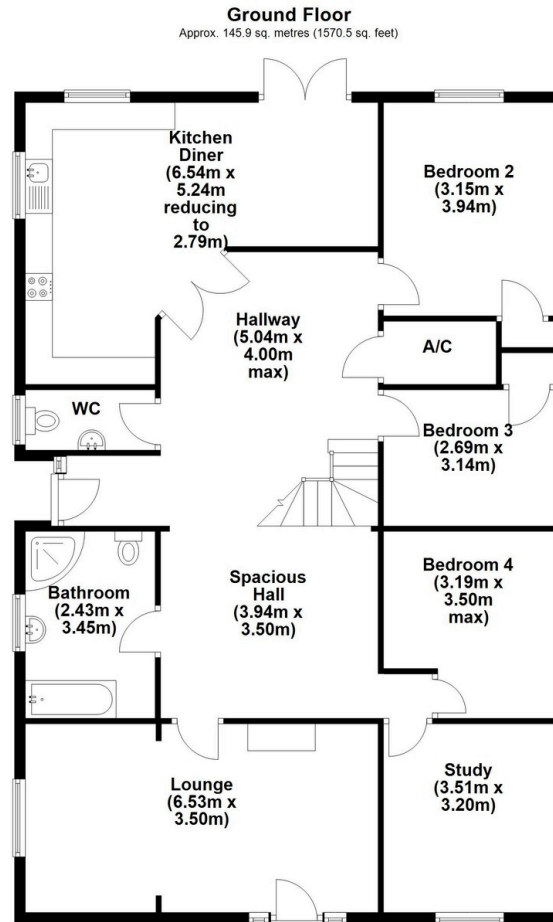
#### AGENT

James Drabble

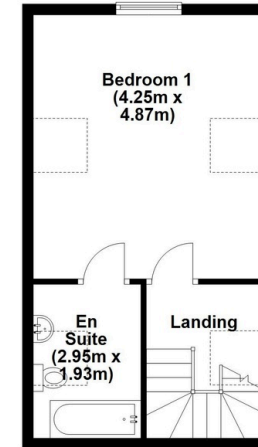
01522 504304

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**First Floor**  
Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 179.4 sq. metres (1931.1 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only.  
This plan is not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

## IMPORTANT NOTICES

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