



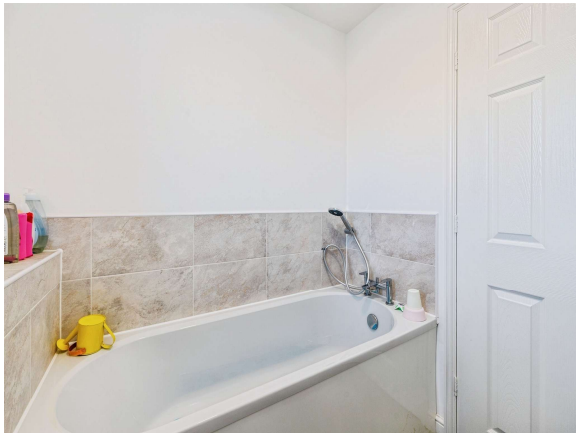
**Barleycorn Lane, Wragby, Market Rasen LN8 5AN**



**welcome to**

**Barleycorn Lane, Wragby, Market Rasen**

A well presented, modern three bedroom semi-detached property situated within the popular village of Wragby, offering all relevant amenities. This property is not to be missed and viewing is highly advised, for further details, please get in contact with William H Brown Lincoln.



**Entrance Hall**

Access via double glazed door, stairs rising to first floor and doors into majority of ground floor rooms.

**Lounge**

14' 8" x 11' 4" ( 4.47m x 3.45m )

Two double glazed windows and radiator to wall.

**Kitchen/ Diner**

14' 8" x 9' 7" ( 4.47m x 2.92m )

Double glazed french doors opening out to rear garden, double glazed window, kitchen comprising a range of floor and wall based cupboards, wash hand basin with drainer, gas hob with extractor fan, electric oven, space for washing machine, dishwasher and large fridge freezer. The kitchen also has space for a dining table.

**Cloakroom**

WC, wash hand basin, radiator to wall and double glazed.

**Landing**

Stairs from ground floor entrance hall and doors into majority of rooms.

**Bedroom One**

14' 8" x 8' 3" ( 4.47m x 2.51m )

Double glazed window, radiator to wall, fitted wardrobes and door into en-suite.

**En-Suite**

Double glazed window, wc, wash hand basin, shower cubicle, wall mounted shower, heated towel rail and extractor fan to wall.

**Bedroom Two**

9' 7" x 8' 3" ( 2.92m x 2.51m )

Double glazed window and radiator to wall.

**Bedroom Three**

8' 2" x 6' 2" ( 2.49m x 1.88m )

Double glazed window and radiator to wall.

**Bathroom**

Double glazed window, wc, wash hand basin, bath with wall mounted shower, heated towel rail and extractor fan.

**Front Exterior**

Off road parking to the front of the property via tarmac driveway for two cars. The driveway also provides access to the garage.

**Rear Garden**

Spacious and enclosed rear garden, mostly comprising grass area with small raised flower beds.

**Garage**

Partly converted garage meaning there is still room for storage however the other proportion of the garage has been converted into an office space, ideal for working from home.



***view this property online*** [williamhbrown.co.uk/Property/LCR123477](http://williamhbrown.co.uk/Property/LCR123477)



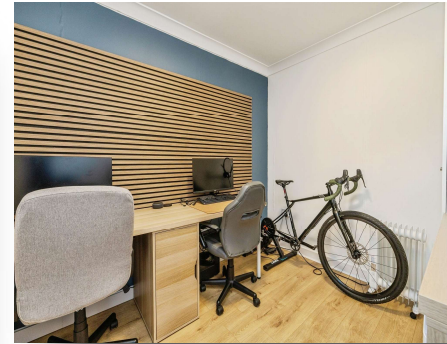
welcome to

## Barleycorn Lane, Wragby, Market Rasen

- WELL PRESENTED, MODERN THREE BEDROOM SEMI-DETACHED HOME
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- LOCATED IN THE POPULAR VILLAGE OF WRAGBY, WITH AMENITIES ALL CLOSE BY
- EN-SUITE TO MASTER AS WELL AS MAIN BATHROOM
- LARGE KITCHEN/DINER

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B

offers in the region of  
**£210,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR123477 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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