



**'Manor Farm', Lincoln Road,
Wragby, LN8 5ND**
Offers In Excess of £400,000



- Impressive, Substantial Family Home
- Prime Central Location
- 3 Reception Rooms
- 4 Bedrooms (1 En-suite with Dressing Room)
- Outbuildings with Outline Planning
- Good Sized Private Garden

Walters are delighted to present to the market this impressive, fully modernised character detached family home, ideally situated in the heart of this charming market town and within easy reach of all local amenities. Set within a generous, private garden, the property benefits from a superb outdoor covered kitchen area - perfect for entertaining and family gatherings. In addition, there is an adjoining outbuilding which has outline planning permission granted for conversion into a one-bedroom annexe, offering excellent potential for multi-generational living, guest accommodation, or additional income (subject to the necessary consents). NO UPWARD CHAIN.



Woodhall Spa - 01526 353185
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Offered to the market with the added advantage of NO UPWARD CHAIN, this exceptional home provides a rare opportunity for a smooth and straightforward purchase.

The property, which has oil fired central heating has accommodation comprising the following:

RECEPTION HALL Having covered radiator, decorative tiled flooring, part-panelled walls, wall thermostat and return staircase to the first floor with under stairs storage cupboard.

LOUNGE 14' 3" x 14' 3" (4.34m x 4.34m) Having feature brick fireplace and raised hearth housing the cast-iron log burner, radiator, wall and ceiling lights, TV and telephone points.

LIVING ROOM 14' 3" x 12' 1" (4.34m x 3.68m) Having feature stone fireplace with raised hearth housing the cast-iron log burner with side storage cupboards, radiator, timber flooring, TV point and air clothes dryer.

CLOAKROOM off, having vanity hand basin, low level WC, heated towel rail.

DINING ROOM 14' 3" x 14' 2" (4.34m x 4.32m) Having feature stone open fireplace, radiator, timber flooring and open access to:

BREAKFAST KITCHEN 17' 3" x 10' 1" (5.26m x 3.07m) Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Breakfast bar, Kenwood electric range cooker, with five ring ceramic hob with extractor fan and light over. Two covered radiators, uPVC sealed double glazed double doors to the rear patio and garden, in-set ceiling lights, sliding door to shelved PANTRY cupboard with plumbing for washing machine. **SIDE ENTRANCE PORCH** With tiled flooring and storage cupboard.

FIRST FLOOR TWO TIERED LANDING With radiator.

BEDROOM ONE 13' 8" x 13' 6" (4.17m x 4.11m) Having feature vaulted beam ceiling with Velux window, radiator, TV point. **DRESSING ROOM** 13' 9" x 10' 11" (4.19m x 3.33m) Having radiator, fitted storage cupboard housing the hot water tank and access to the roof void, via a loft ladder. **EN-SUITE SHOWER ROOM** Having large walk-in shower cubicle with sliding doors, pedestal hand basin and low level WC. Heated towel rail, illuminated wall mirror, extractor fan and wall cupboard.

BEDROOM TWO 12' 8" x 12' 2" (3.86m x 3.71m) Having radiator and fitted double wardrobe with double cupboard over.

BEDROOM THREE 12' 6" x 12' 3" (3.81m x 3.73m) Having radiator, fitted double wardrobe with double cupboard over.

BEDROOM FOUR 10' 2" x 8' 4" (3.1m x 2.54m) With radiator.

FAMILY BATHROOM 10' 0" x 8' 5" (3.05m x 2.57m) Having free-standing roll top bath with claw feet and central mixer shower taps, corner shower cubicle, vanity hand basin, low level WC. Shelved storage areas, two heated towel rails, in-set ceiling lights.

OUTSIDE - ATTACHED BOOT/BOILER ROOM 14' 0" x 13' 9" (4.27m x 4.19m) Having porcelain sink with hot and cold water taps, tiled floor, power and light and also housing the oil fired boiler. (New December 2025).

OUTBUILDINGS - GARAGE 18' 2" x 16' 3" (5.54m x 4.95m) With double wooden doors, further **GARAGE/WORKSHOP** with double wooden doors, power and light and staircase to: **FIRST FLOOR STORAGE ROOM** 20' 8" x 16' 9" (6.3m x 5.11m) This building has outline planning permission to convert into a one bedroom annexe.

THE GARDENS The property is approached over a tarmac driveway through double wrought iron gates with gated access to the fully enclosed rear garden where there is a paved patio area with outside **COVERED KITCHEN AREA** beyond which is a lawn garden.





OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band E.

FIXTURES AND FITTINGS - All those detailed are included in the sale.

POSSESSION - Vacant possession will be given on completion.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		