





- Detached House
- Three Spacious Bedrooms
- Two Bathrooms
- Immaculately Presented Throughout
- New Windows Fitted In August 2026
- Landscaped Private Rear Garden
- Garage With Electric Door & Fitted Out Loft Space
- Quiet Cul-De-Sac Position

Tiggers Orchard, Wragby, LN8 5PD
Offers In Region Of £269,950

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Starkey & Brown are delighted to offer for sale this beautifully presented, turnkey detached property boasting three spacious bedrooms set across two floors. Nestled in a quiet cul-de-sac position on the thoughtfully named Tigger’s Orchard, this family home has been lovingly maintained and significantly upgraded by the current owners. The ground floor layout comprises a welcoming entrance hall, a bright and sociable kitchen diner, a dedicated utility room, a downstairs WC, and a generous 15ft lounge providing a perfect, cosy retreat. Upstairs, the first floor features three well-proportioned bedrooms, including a master bedroom with a private en-suite shower room, alongside a recently re-tiled family bathroom. Externally, the home features a dwarf-wall front garden with a storm porch and a paved path leading to the front door. To the rear, there is a beautifully landscaped, sun-filled garden with two patio seating areas, a mature shrub perimeter, and a hidden screened area housing the oil tank and bin refuse. Gate access leads to rear driveway parking for two vehicles and a single garage featuring an electric up-and-over door and a fully boarded loft space for extra storage. The property has undergone a continuous program of upgrades since the vendors' purchase in 2020; highlights of the work include: external doors fitted approximately 5 years ago, full garden landscaping in 2024, and brand-new uPVC sash windows installed throughout in August 2026. Wragby is a highly sought-after market town due to its excellent community spirit and convenient position between Lincoln and Market Rasen, placing you just 20 minutes from Lincoln city centre. The town offers a wealth of local amenities, including a well-regarded primary school, a Co-op food store, a doctors' surgery, and regular public bus services. For further details or to arrange a viewing, please contact Starkey & Brown. Council tax band: C. Freehold.





Entrance Hall
Composite front entrance door to the front aspect, wood-effect flooring, stairs rising to the first floor with wooden balustrade and carpet, bespoke hidden joinery providing useful under-stairs storage, and access to all ground floor living accommodation.

Lounge
15' 4" x 11' 0" (4.67m x 3.35m)
Having a uPVC double-glazed sash window to the front aspect, French doors opening to the rear garden, a single radiator, and a TV point.

Kitchen/Diner
15' 4" x 11' 11" max (4.67m x 3.63m)
A range of eye-level and base-level units with work surfaces over, wood-effect flooring, uPVC double-glazed sash windows to both front and rear aspects, a single radiator, and a stainless steel sink and drainer unit. Integrated appliances to remain include a fridge/freezer, electric oven, hob, and extractor hood over. Space and plumbing are provided for a dishwasher, alongside dedicated dining space comfortably accommodating a 6-seater table.

Utility Room
6' 3" x 5' 5" (1.90m x 1.65m)
Additional storage space, plumbing and room for laundry appliances, stainless steel sink and drainer unit, external door leading out to the rear garden, and access to the ground floor WC.

Downstairs WC
Low-level WC, pedestal hand wash basin with separate hot and cold taps, tiled splashbacks, extractor unit, and a uPVC double-glazed obscured sash window to the rear aspect.

First Floor Landing
A uPVC double-glazed sash window to the rear aspect, access to a storage cupboard housing the hot water cylinder, and loft access (insulated with a pull-down ladder). Provides access to all three bedrooms and the family bathroom.

Bedroom 1
12' 0" x 9' 1" (3.65m x 2.77m)
A uPVC double-glazed sash window to the front aspect, a single radiator, and direct access into the private en-suite.

En-Suite Shower Room
9' 1" x 3' 6" (2.77m x 1.07m)
Walk-in shower cubicle, low-level WC, pedestal hand wash basin, chrome heated towel rail, and a uPVC double-glazed obscured sash window to the side aspect.

Bedroom 2
12' 0" x 8' 5" (3.65m x 2.56m)
A uPVC double-glazed sash window to the front aspect, built-in storage space, and a single radiator.

Bedroom 3
12' 2" x 5' 11" (3.71m x 1.80m)
A uPVC double-glazed sash window to the rear aspect and a single radiator.

Family Bathroom
6' 6" x 6' 5" min (1.98m x 1.95m)
A modern three-piece suite comprising a panelled bathtub with shower head over and recently re-tiled surround, pedestal hand wash basin, low-level WC, chrome heated towel rail, extractor unit, and a uPVC double-glazed obscured sash window.

Frontage
Dwarf-wall perimeter with a paved pathway leading through the front garden to the storm porch entrance. Driveway parking for two vehicles is located at the rear, directly in front of the garage.

Rear Garden
A beautifully landscaped, sunny garden featuring a large main patio area perfect for alfresco dining, wrapping around to a second dedicated socialising and barbecue space. Includes a lawned area with mature shrub borders, an external water tap, and a walled/fenced boundary with a side access gate to the driveway. A discreet area hidden behind a garden trellis and mature shrubs houses the bin storage and oil tank.

Single Garage
Electric up-and-over door, uPVC double-glazed side window, uPVC personnel side door to the garden, power and lighting, and ladder access to a fully boarded roof space providing extensive storage overhead.











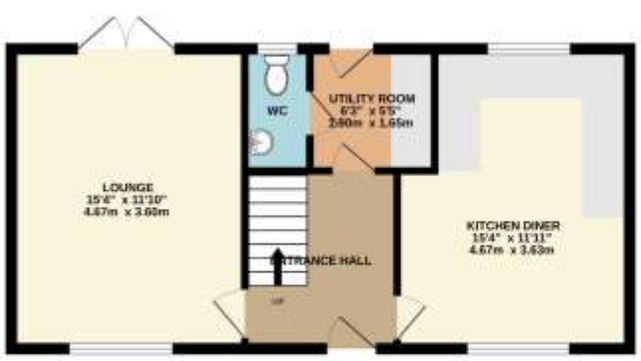









GROUND FLOOR



1ST FLOOR



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