



## Victoria Street, Wragby, Market Rasen, LN8 5PF

- VERY SPACIOUS 2,200 sq ft, WELL PRESENTED and HIGH SPECIFICATION detached MODERN HOUSE, NO 'upward CHAIN'
- Detached GARAGE (incl light, power, plumbing, roof storage & pedestrian side door), Off road PARKING for NINE cars incl secure & CARAVAN/MOTORHOME if required
- WEST facing rear garden incl lawn, aluminium greenhouse, vegetable plot, TWO extensive paved PATIOS incl full property width & circular design, external lighting & water tap
- Open plan DINING ROOM, Generous OFFICE with 'L' shaped desk, BOOT ROOM with built in bench seat, soft closure base & wall cupboards, full height double cupboard & oak worktop)
- FOUR DOUBLE bedrooms, FIVE MODERN bathrooms and FOUR receptions (as well as a garden STUDIO)
- FANTASTIC garden STUDIO/CABIN with verandah, French doors, external & internal lighting, power & own electrical consumer unit, insulated roof, walls & flooring, Wooden WORKSHOP
- Dual aspect LOUNGE (with stone open fireplace, hardwood flooring), FAMILY room (with feature exposed brick wall & fireplace with WOOD/multi fuel BURNER, FRENCH doors)
- 210 sq ft modern KITCHEN BREAKFAST incl ISLAND with breakfast bar, EXTENSIVE range of AEG built in APPLIANCES, UTILITY room incl sink, space/plumbing for 2 appliances

**Price £500,000**



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## DESCRIPTION

A very spacious 2,200 sq ft, well presented & high specification, 4 double bedroom, 5 modern bath/shower room & 4 reception (as well as a garden studio/chalet), detached modern house, with a detached garage (incl light, power, plumbing, roof storage & pedestrian side door) and off road parking for nine cars (incl secure & for caravan/motorhome if required), in a convenient location for the centre of a well serviced large village, that is only 8 miles to major market town with rail links, 12miles to Lincoln city, and there is NO 'upward CHAIN'.

Outside there is also the west facing rear garden with lawn, aluminium greenhouse, vegetable plot, 2 extensive paved patios (incl full property width & circular design), external lighting & water tap, as well as the fantastic 2 room garden studio/cabin (with verandah, French doors, external & internal lighting, power, electrical consumer unit, insulated roof, walls & flooring) and a wooden workshop (with light & power & work benches).

It also benefits from new UPVC double glazing, new composite front door, PVC soffits & fascias, central heating, wood/multi fuel burner, and good '69' energy efficiency rating.

The property consists of entrance hall, dual aspect lounge (with stone open fireplace, hardwood flooring), family room (with feature exposed brick wall & fireplace with wood/multi fuel burner, French doors to garden), open plan dining room, generous office (with 'L' shaped desk), boot room (with built in bench seat, soft closure base & wall cupboards, oak worktop & full height double cupboard), 210 sq ft modern kitchen breakfast (incl island with breakfast bar, extensive range of AEG built in appliances) and a utility room (incl sink, space/plumbing for 2 appliances).

There are also the 4 modern en-suites (incl bath & shower room, another bath with separate shower over, frameless walk-in shower, quadrant shower & downstairs bathroom with shower over), the 4 double bedrooms, generous entrance hall & galleried landing.

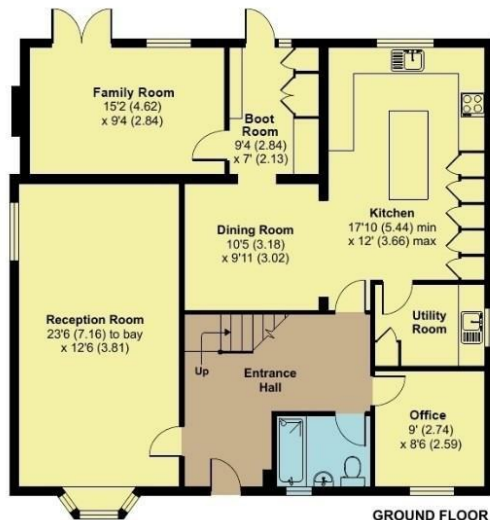




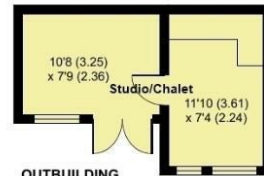
# Victoria Street, Wragby, Market Rasen, LN8

Approximate Area = 2206 sq ft / 204.9 sq m  
 Garage = 239 sq ft / 22.2 sq m  
 Outbuilding = 175 sq ft / 16.2 sq m  
 Total = 2620 sq ft / 243.3 sq m

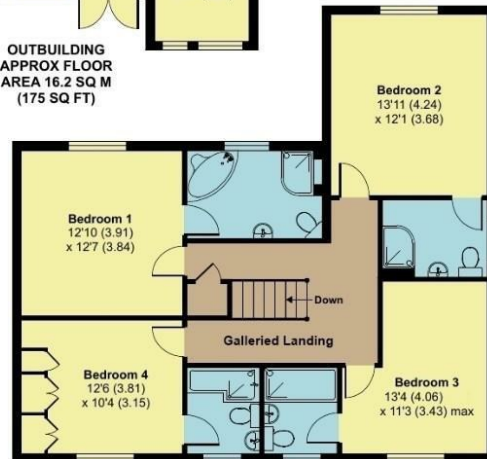
For identification only - Not to scale



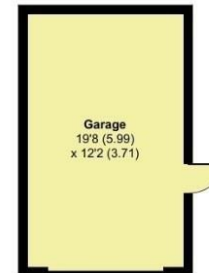
GROUND FLOOR  
APPROX FLOOR  
AREA 114.1 SQ M  
(1229 SQ FT)



OUTBUILDING  
APPROX FLOOR  
AREA 16.2 SQ M  
(175 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 90.8 SQ M  
(977 SQ FT)



GARAGE  
APPROX FLOOR  
AREA 22.2 SQ M  
(239 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêcheom 2026. Produced for Hunters Property Group. REF: 1402545

## Viewings

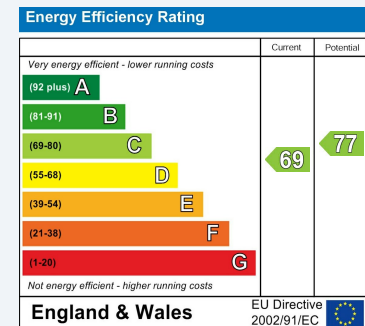
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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