



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



### **Bardney Road**

Wragby  
LN8 5QZ

Guide Price **£290,000**

**Freehold**

Approx 1800 Sqft

4 Bedrooms

3 Reception Rooms

Inviting reception hall

Attractive Gardens

Oil fuelled AGA

Oversized single garage

Tarmaced Parking





### **Location**

The property is situated to the outskirts of Wragby which has a primary school and range of shops. The historic city of Lincoln and A1 road link are within commuting distance.

### **Directions**

From Market Rasen take the B1202 road south to Wragby. At the traffic lights in Wragby continue straight across on to the Bardney Road. Follow this to just before the outskirts and the named property is on the left.

### **Approach**

The property, with its pillared double gated access and set back from the road is approached over a tarmac drive, with to the practical front of the property, a panelled door giving access to the lobby area or, to the side is the more formal access, through double glazed uPVC doors into the porch with patterned glazed inner door and side glazing, opening to:

### **Reception Hall**

5.1 x 5.1 main dims A welcoming and spacious entry to this varied property and with stairs to first floor, coved ceiling, fitted carpet and 2 radiators.

### **Lounge**

5.47 x 4.54 Excluded from the room dimensions is a bay window giving an enjoyable outlook to the main and varied garden area to the side of the property and with aspect to the front. There is coved ceiling, parquet flooring and a substantial Ivory Fantasy granite surround and hearth with multi fuel closed burner inset. Also with radiator, 4 wall light points, TV aerial point and power points.

### **Dining & Sitting Room**

5.41 x 3.62 With room measurements excluding the bay window which looks out to the front of the property and with coved ceiling, fitted carpet, aspect to the rear garden, radiators, chimney breast, power points and door to

### **Breakfast Kitchen**

3.95 x 3.44 With a range of base, wall and drawers units fitted to 4 walls, having work-surface over and with integral fridge and freestanding dishwasher and oil fired AGA with feature hood over. A one and half sink and drainer is inset enjoying a rear garden aspect. Also with radiator, telephone point, power points and with door to the integral garage and door to

### Entrance Lobby

With panelled door to the front parking area and door to

### Cloakroom

2.18 x 1.39 With aspect to the front, low flush WC, wash-hand basin with cupboard under and airing-cupboard with hot-water cylinder

### Integral Garage

5.44 x 4.28 Accessed from the kitchen and with vehicular up and over door access, side aspect, Belfast sink with work-surface to one side having appliance space under with plumbing for washing machine and to one side a freestanding cooker as secondary to the Aga. Light and power points and rain water catchment pump and door to

### Garden Room

4.22 x 3.09 With double aspect and garden/patio access via sliding patio doors each with side glazing, radiator, power points and boiler cupboard with oil fired boiler and timer.

### Bedroom 2

4.08 x 3.64 Accessed from the reception hall and with rear aspect, coved ceiling, fitted carpet, radiator and power points.

### Bedroom 3

4.08 x 3.62 Accessed from the reception hall and outlook to the main garden areas and with coved ceiling, fitted carpet, radiator, power points and wardrobe.

### Bedroom 4

2.71 x 2.20 With side aspect, coved ceiling, fitted carpet, radiator and power point.



### **Bath & Shower Room**

2.88 x 2.12 Having a coloured suite comprising of panelled bath, wash hand basin low flush WC and shower cubicle with electric shower unit. Also side garden aspect, coved ceiling, heated towel rail and part wall tiling.

### **First Floor**

Stairs from the reception hall and with a side garden aspect lead to a small landing area with full height door giving access to the loft area with possible accommodation uses, subject to planning and building regulation consents.

### **Bedroom 1**

5.61 x 2.89 with part sloping ceilings and dimensions excluding the dormer area, fitted double door wardrobe, radiators, wash-hand basin and power points.

### **Outside**

Ashlyn has a long and low hedged frontage and

with a tree flanked brick pillared double gated vehicular access onto a tarmaced drive leading to the integral oversized garage (5.44 x 4.28 m) and parking area. (Please note an evergreen tree to one corner which is interfering with overhead cables is in the process of being removed.) The side and rear fenced gardens have a variety of lawned, planted and patio areas together with ornamental trees. Also with green house and side garden storage area. There is also a underground rain water catchment tank under the rear patio.

### **Included and Excluded items**

It should be noted all fitted floor coverings, curtains, curtain pole, rails and blinds are included and all garden movable ornaments/pots are excluded.

### **Tenure & Possession**

Freehold

Vacant possession will be given on completion on the purchase.



## Services

The owner/occupier informed us that any services; or appliances (including central heating if fitted) referred to in this brochure operates satisfactorily, but they have not been checked. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliance.

## Outgoings

The property falls into Council Tax Band D payable to East Lindsey District Council, Tedder Hall, Manby Park, Louth LN11 8UP - Tel 01507 601111.

## Fixtures and Fittings

Only those items described within these sales particulars are included within the sale.

## Brochure Details

This brochure including photography was prepared by Perkins, George Mawer & Co. In

accordance with the sellers instructions of May 2019

## Viewing

Strictly through the Selling Agents at their Market Rasen office. Tel: 01673 843011

## Opening Hours

Monday to Friday : 9 am to 5.15 pm - Saturday 9 am to 12.00 pm

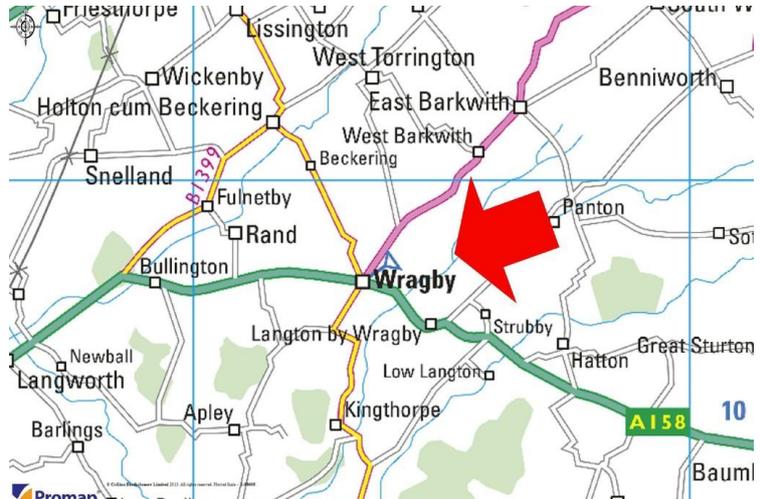
## Website

You will find a further selection of our properties if you log onto

[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

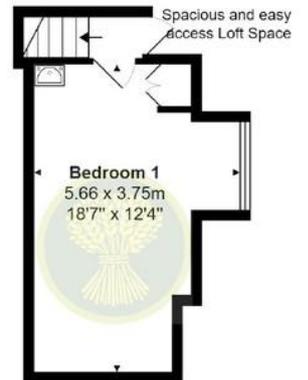
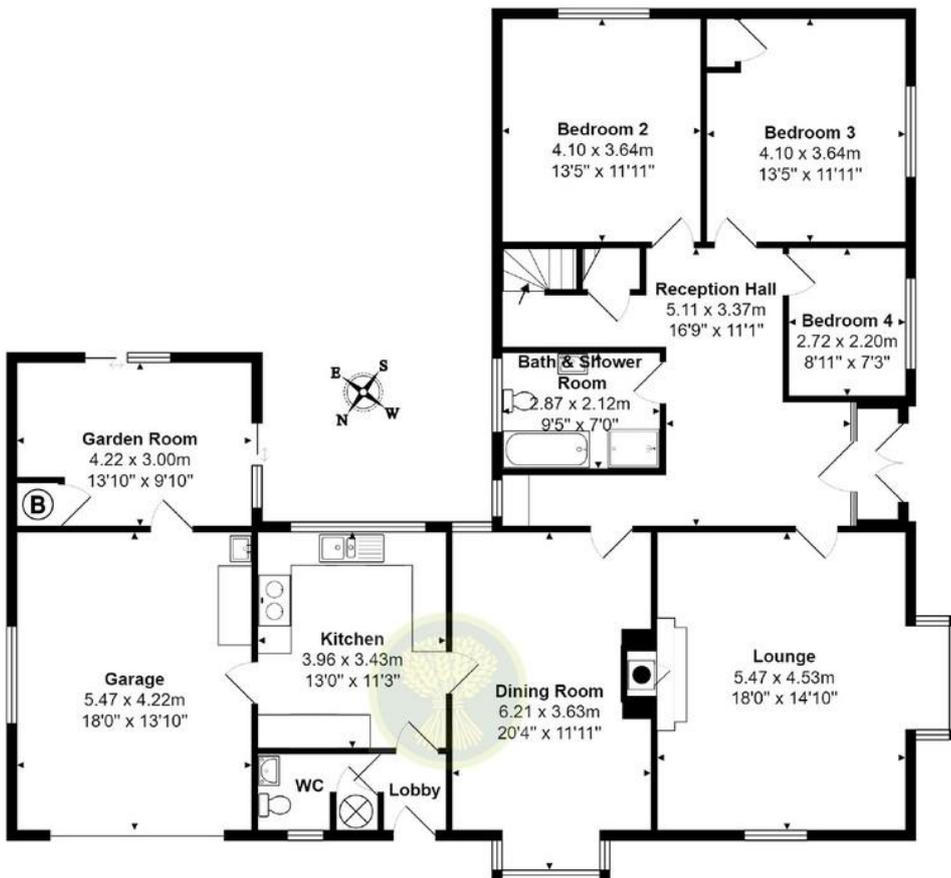
[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.uklandandfarms.co.uk](http://www.uklandandfarms.co.uk)



Local Authority  
Council Tax Band  
EPC Rating

TBC



Approx. Area: 19.0 m<sup>2</sup> ... 204 ft<sup>2</sup>

**IMPORTANT NOTICE**  
Links2Lincs floor plans are for guide use only and should not be relied upon for decision making information or dimensions and layout accuracy.

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.