



Perkins George Mawer & Co.

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



Louth Road

Wragby
LN8 5PH

Guide Price **£495,000**
Freehold

Detached House
5 Bedrooms
3/4 Acre Garden
Great Potential
Double Garage
Ample Parking



Location

The property is situated in the large village of Wragby, lying on the western edge of the Wolds on the A158 Lincoln to Skegness Road and the A157 to Louth. Facilities in the village include primary school, sports centre, health centre and shops situated around the Market Place. There are bus services to the coast and Lincoln.

Thornfield enjoys a southerly aspect fronting Louth Road lying close to the centre of the village.

Further land together with stables available to purchase by negotiation.

Ground Floor

Accommodation

Main front entrance door to

Entrance Hall

With part timber panel walls, staircase to first floor and radiator.

Cloaks/WC

With wash hand basin, low flush and 2 windows to rear elevation.

Lounge

15' x 13'6 With tiled fireplace with open grate, window to front elevation and radiator.

Sitting Room

17'10 x 13'10 Triple aspect with windows to rear and side elevations, french doors to front elevation leading to a covered porch area. 2 radiators.

Breakfast Kitchen

15'6 x 10' With range of units, work surface areas, Esse range, double drainer stainless steel sink unit, window to rear elevation.



Rear Hall

With door to rear and radiator.

Scullery

7'3 x 6'3 With quarry tiled floor, window to side elevation.

Walk in Pantry

9'6 x 7'6 Shelved, quarry tiled floor, 2 windows to side elevation.

Utility/Shower Room

10'8 x 7'6 With shower cubicle, double drainer stainless steel sink unit, quarry tiled floor, window to front elevation, wall cupboard, radiators and access to separate WC.

First Floor

Landing

With windows to front and side elevations, part panelled walls, built in cupboard, walk in cupboard housing hot water cylinder and shelves over, window to rear elevation.

Bedroom 1

15' x 14' Measured into bay window to front elevation, feature fireplace, vanity unit, radiator.

Bedroom 2

15'5 x 12'7 With 2 windows to side elevation, 2 radiators and feature fireplace.

Bedroom 3

12' x 10'9 With window to front elevation and built-in

wardrobes, vanity unit, radiator.

Bedroom 4

11'4 x 11'4 max With window to side elevation and radiator.

Bedroom 5

15'5 x 9'3 With windows to front and side elevations, access to eaves storage space. Radiator.

Bathroom

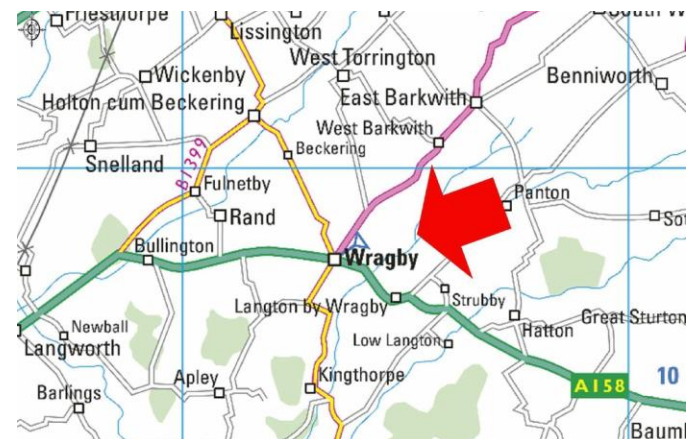
With bath, pedestal wash hand basin, part tiled walls, window to rear elevation, radiator.

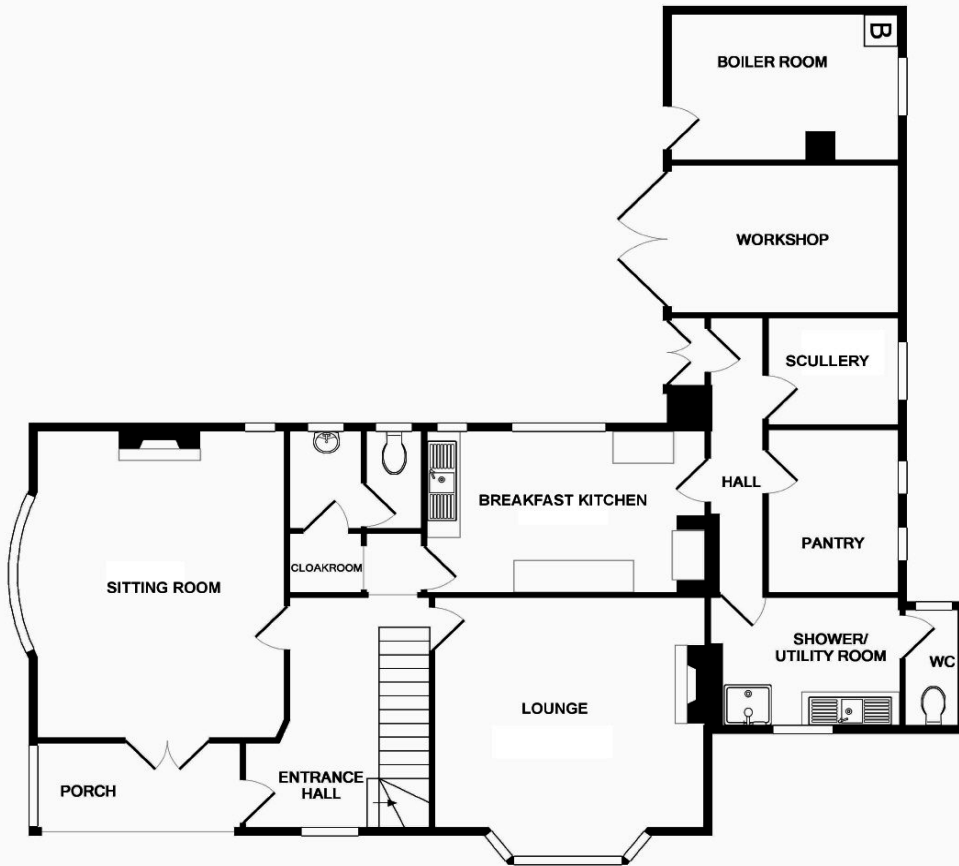
Separate WC

Low flush WC, window to rear elevation.

Outside

The property is set in delightful grounds measuring in total of approximately $\frac{3}{4}$ of an acre. The house itself is set well back from the road and is accessed via a long driveway with a front lawn, ideal for and formerly used as, a tennis court, together with mature and well stocked flower and herbaceous borders. The driveway itself extends to the rear of the property providing ample parking space for cars, motorhome, etc and leading to the detached double garage (20' x 17'6). To the rear of the house there are further outbuildings which include a workshop/garage (14'9 x 8'7) and a boiler room (14' x 8'6) with oil boiler servicing the central heating and domestic hot water systems. To the rear of the garage there are vegetable plots, further gravelled parking and to the side of the house is a small orchard with fruit trees etc.





GROUND FLOOR



1ST FLOOR

**Local Authority
Council Tax Band
EPC Rating**

East Lindsey District Council
F
35/F

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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 