



**Holmes Way, Wragby, Market Rasen**

**£285,000**

  
**MARTIN & CO**

Holmes Way, Wragby, Market  
Rasen

Bungalow - Detached  
3 Bedrooms, 3 Bathroom

£285,000

Date Available:

Deposit:

- Spacious Detached Bungalow
- Generous Plot
- Cul-De-Sac Setting
- Popular Village Location
- Sold with No Onward Chain
- Tenure: Freehold
- Council Tax Band - D
- EPC Rating - D

Detached three bedroom bungalow occupying a generous plot within a quiet cul-de-sac setting. This spacious home in the popular village of Wragby internally comprises of a lounge, kitchen with separate utility, dining room, three bedrooms, master with ensuite and a four piece bathroom. No chain.



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Wragby sits conveniently between Lincoln and Horncastle with amenities aplenty to include restaurants, shops, public houses, doctors surgery, schooling and more!

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**Hallway**  
 Composite entrance door and side panels, carpet flooring, two radiators and two pendant fittings, storage cupboard with radiator and a loft hatch. Wall mounted digital Worcester heating controls and the airing cupboard housing the Worcester oil boiler.

**Dining Room**  
 14'3" x 10'7"  
 Two PVC windows to the front aspect, carpet flooring, radiator and a pendant fitting.

**Kitchen**  
 12'9" x 9'0"  
 Base and eye level units with roll edge worksurfaces, tiled splash back and an inset stainless steel sink and drainer. Space for a cooker with fitted extractor over, space and plumbing for a dishwasher. Carpe flooring, radiator, light fitting and PVC window to the rear.

**Utility Room**  
 9'3" x 6'11"  
 Base level units with roll edge worksurfaces and tiled splashback. Space and plumbing for a washing machine with further undercounter appliance space. Vinyl flooring, loft hatch, radiator, PVC side window and composite rear door, light and extractor.

**Lounge**  
 16'1" x 12'10"  
 PVC French doors and windows to the rear aspect, carpet flooring, light fitting, radiator and an electric feature fire with hearth and surround.

**Bedroom**  
 12'11" x 12'11"  
 Two PVC windows to the rear, radiator, carpet flooring, pendant fitting and an integrated wardrobe.

**Ensuite**  
 8'11" x 3'0"  
 Low level WC, pedestal wash basin and mains fed shower cubicle. Carpet flooring, PVC window to the rear, radiator, light and extractor.

**Bedroom**  
 11'10" x 8'7"  
 PVC window to the side aspect, carpet flooring, radiator and a pendant fitting.

**Bathroom**  
 7'8" x 7'7"  
 Four piece suite comprising of a low level WC, pedestal wash basin, panel bath and a mains fed shower cubicle. Carpet flooring, PVC window to the front, radiator, light and extractor.

**Bedroom**  
 12'10" x 11'10"  
 Two PVC windows to the front aspect, carpet flooring, radiator and a pendant fitting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>74</b>
(39-54) <b>E</b>	<b>59</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
131.33 m<sup>2</sup>  
1413.67 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Lincoln Lettings  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . lincoln@martinco.com

01522 503727  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.