



Blackthorn, Victoria Street
Wragby, Market Rasen, Lincolnshire, LN8 5PF

BELL



Blackthorn is a well-presented, spacious family home with four double bedrooms, all with en suite facilities. Laid out with versatile reception spaces to the ground floor, the property will suit a range of requirements.

The front-facing Lounge includes a brick and stone style fireplace; an L-shaped Dining - Kitchen provides a wealth of modern storage units including to an island with breakfast bar and a Family Room at the rear, with exposed brick feature walls and another fireplace with log burner. The ground floor is complete with an office/snug, utility, boot room and cloakroom. Above, four double bedrooms include a master with bath and shower en suite facilities; and a trifecta of further en suite shower rooms to the remaining bedrooms.

Externally, the property has a large brick paved driveway continuing to the detached Garage, low-maintenance front garden and lawned rear garden with wide patio and a flexible summer house / studio / 'chalet'.

Within walking distance for most are Wragby's shops and amenities including supermarket, market 'square' and bus stop with services running to the city of Lincoln; Horncastle and the East Coast.

ACCOMMODATION

Entrance Hall

The property is entered to the front through a composite door, with wood flooring to the hallway. An oak staircase leads up to the galleried first floor landing.

Reception Room

With bow window to front, window to side. Lights to ceiling and wall, stone and brick fireplace, wood effect flooring.

Dining Room

With spot lights to ceiling, tiled flooring, radiator, doorway to boot room and open to kitchen.





Kitchen

A well-appointed, modern kitchen with feature and spot lights. Sink and drainer, oven and grill, hob, built in appliances. Full height cupboards, further units to base and wall levels plus central island, with breakfast bar. Tiled flooring, wood door to utility.

Boot Room

With door to rear, storage units to base and wall levels, wood effect flooring. Wood door to family room.

Family Room

Having double glazed French doors to rear, window to rear. Spot lights to ceiling, exposed brick feature walls, tv point, tiled fireplace with oak overmantle, wood effect flooring.

Utility

With obscure glazed window to side, light to ceiling. Storage units to base and wall levels, wall mounted boiler, space and connections for washing machine and dryer. Wood effect flooring.

Office

A versatile space with window to front, light to ceiling, wood effect flooring.

Bathroom

Having obscured window to front, lights to ceiling. Low level W/C, hand wash basin, bath with shower over, heated towel rail.

Galleried Landing

Lights to wall, carpeted. Wood doors to bedrooms.

Bedroom 1

A large double bedroom with window to rear, light to ceiling, built in wood fronted wardrobe space. Carpeted.

En Suite

With window to rear, lights to ceiling. Low level W/C, wash basin to storage unit, corner bath and shower cubicle opposite to tiled surround.

Bedroom 2

A large double bedroom with window to rear, light to ceiling, carpeted.







En Suite

With window to side, lights to ceiling. Low level W/C, wash basin to storage unit, shower cubicle to tiled surround.

Bedroom 3

A double bedroom with window to front, light to ceiling, carpeted.

En Suite

With window to front, lights to ceiling. Low level W/C, wash basin to storage unit, wide shower cubicle to tiled surround.

Bedroom 4

A double bedroom with window to front, light to ceiling, carpeted. Built in wardrobe and cupboard space.

En Suite

With window to front, lights to ceiling. Low level W/C, wash basin to storage unit, P-shaped bath with shower over and tiled surround.



Victoria Street, Wragby, Market Rasen, LN8

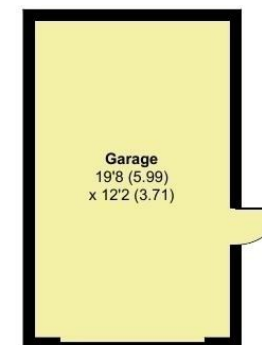
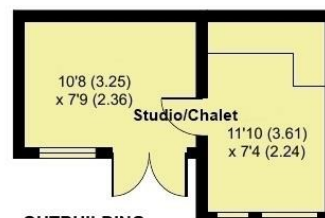
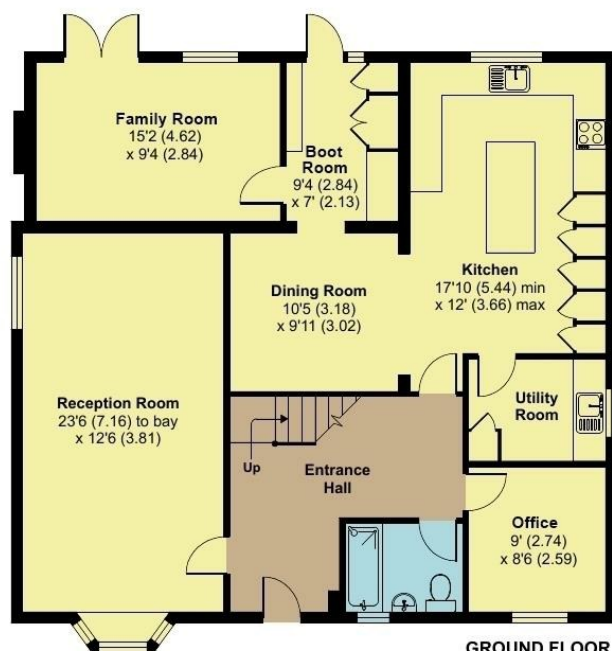
Approximate Area = 2206 sq ft / 204.9 sq m

Garage = 239 sq ft / 22.2 sq m

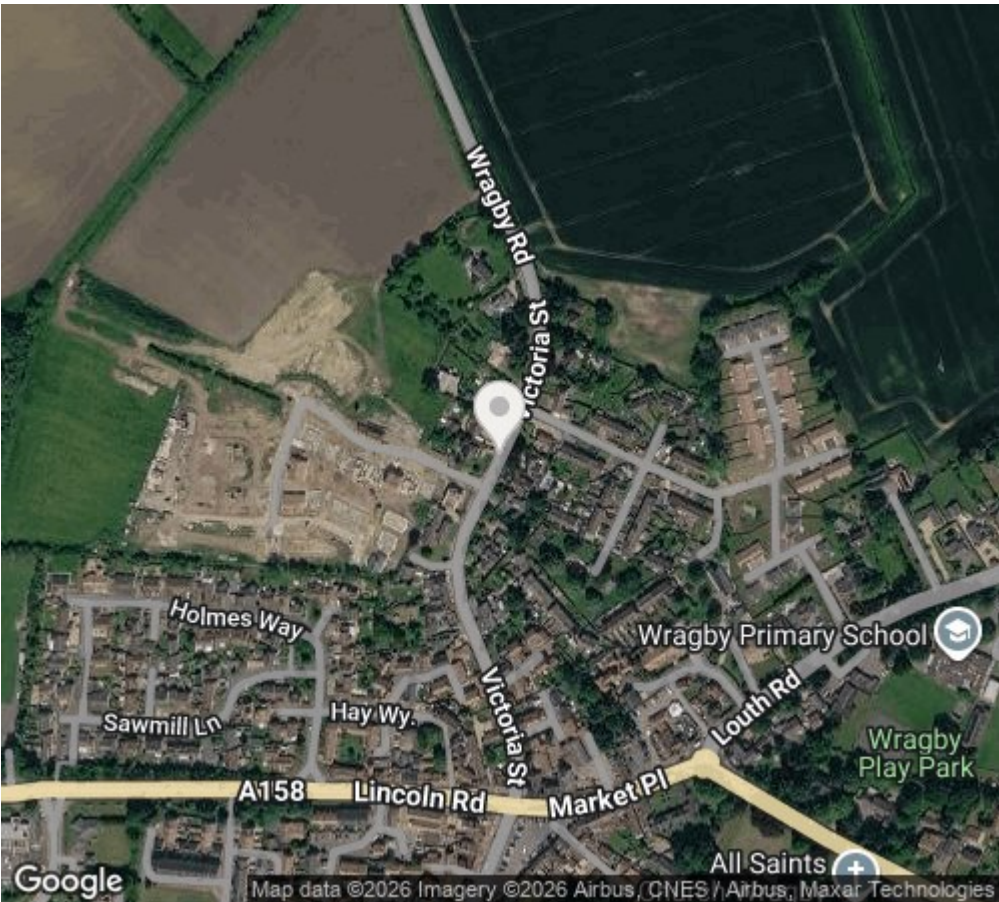
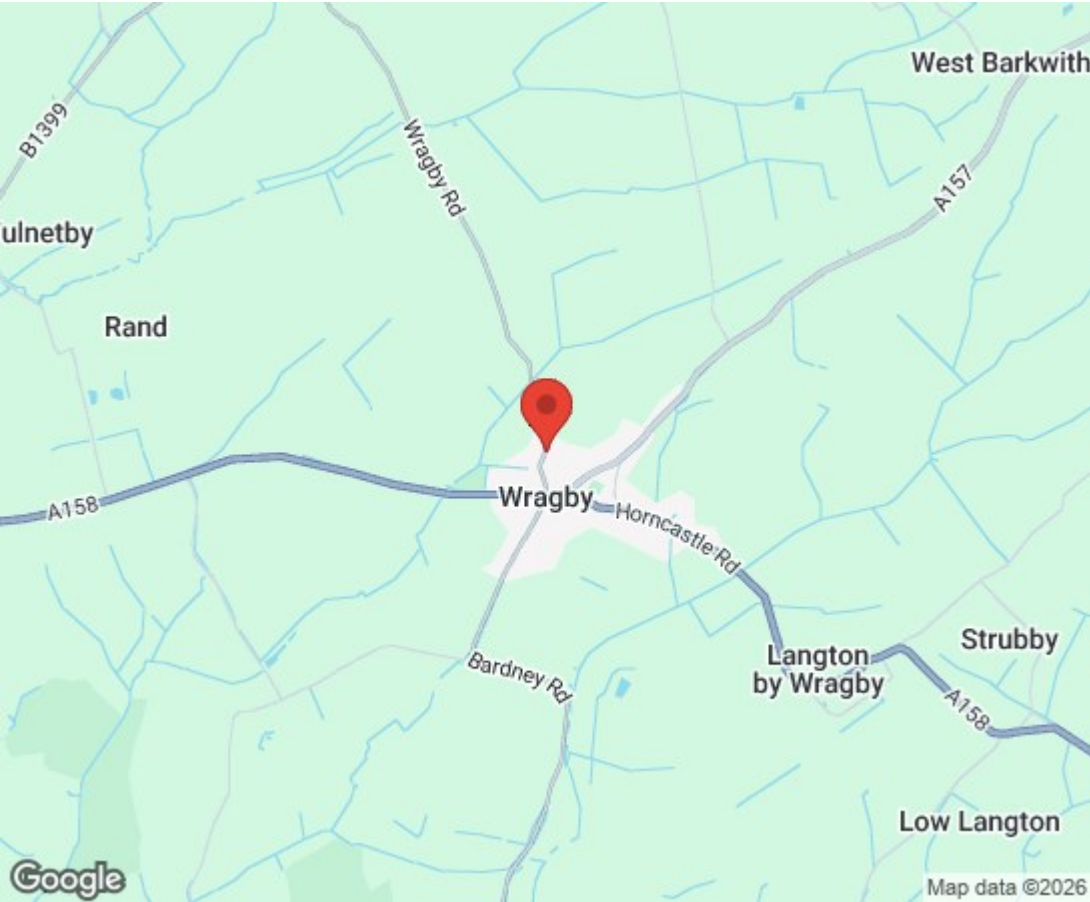
Outbuilding = 175 sq ft / 16.2 sq m

Total = 2620 sq ft / 243.3 sq m

For identification only - Not to scale



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Outside

The property is approached to the front up a brick paved driveway, with ample parking and turnaround space for multiple vehicles and continuing to the detached garage.

The front garden is laid to low maintenance gravel, with mixed hedged and fenced boundaries.

The rear garden is initially laid to a full-width paved patio seating area, looking across the lawn and slate-chipped bed with mature shrubs. At the rear stands a greenhouse with vegetable plot, and timber-framed Summer house / chalet.

Garage

A detached garage with double doors to front, lights and power connected. Personnel door to side.

Studio/Chalet

A versatile space, double glazed, with light and power connected.

COUNCIL TAX: – Tax band: E

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222

Email: horncastle@robert-bell.org

Website: www.robert-bell.org

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Bull Ring, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org
www.robert-bell.org

