



4 Hay Way
Wragby, Market Rasen, Lincolnshire. LN8 5PP

BELL



4 Hay Way Wragby

This is a genuinely delightful two bedroom mid terrace cottage, located in what is a very attractive walk of homes, located in the heart of the small but bustling town of Wragby. A formal viewing is genuinely highly recommended.

The Hay Way is a pedestrian only walk running off the adjoining Lincoln Road to the south. As a consequence, the cottage is just a hundred yards away from the Co-op supermarket and the market place with its cafe/tea shops, public houses, fish and chip shop and yet more.

There is a well respected doctor's surgery, a primary school and leisure facilities.

ACCOMMODATION

Entrance Lobby Area having uPVC obscure double glazed front entrance door, a good sized built in cloaks cupboard to one side, exposed feature ceiling beam to open archway through to:

Sitting Room of good proportions and having a westerly view out over the attractive front garden; stairs up to first floor with built in under stairs storage cupboard and night storage heater. Open brick featuring to one wall and exposed ceiling beam to archway through to:

Dining Room having an appealing view out over the rear garden; open brick featuring to one wall in part and night storage heater. uPVC double glazed rear entrance door to garden. Open access through to adjoining:

Kitchen having an easterly outlook over the rear garden; a good range of fitted kitchen units comprising; work surface area with single drainer stainless steel sink unit inset, cupboard space and room for washing machine beneath. The work surface extends around adjoining walls with drawer and cupboard space, oven/grill beneath, ceramic style hob to surface and above concealed cooker hood with accompanying range of wall cupboard space. To one corner there is room for an upright fridge/freezer, tiled floor and tiled splash backs.





First Floor

Landing with built in airing cupboard containing the insulated hot water cylinder with immersion heaters, and access to roof space. Doors to first floor accommodation.

Bathroom comprising panelled bath with Bristan shower fitting and accompanying full height wall tiling, pedestal wash hand basin with splash back above and low-level WC. Ladder back style radiator/towel rail and extractor vent.

Bedroom 1 having a very pleasant westerly outlook down over the front garden and the Hay Way pedestrian walkway; sloping ceilings in part, extensive fitted wardrobe space across one wall, wood style laminate flooring and electric panel heater

Bedroom 2 with an easterly view down over the rear garden; wood style laminate flooring and electric panel heater.

OUTSIDE

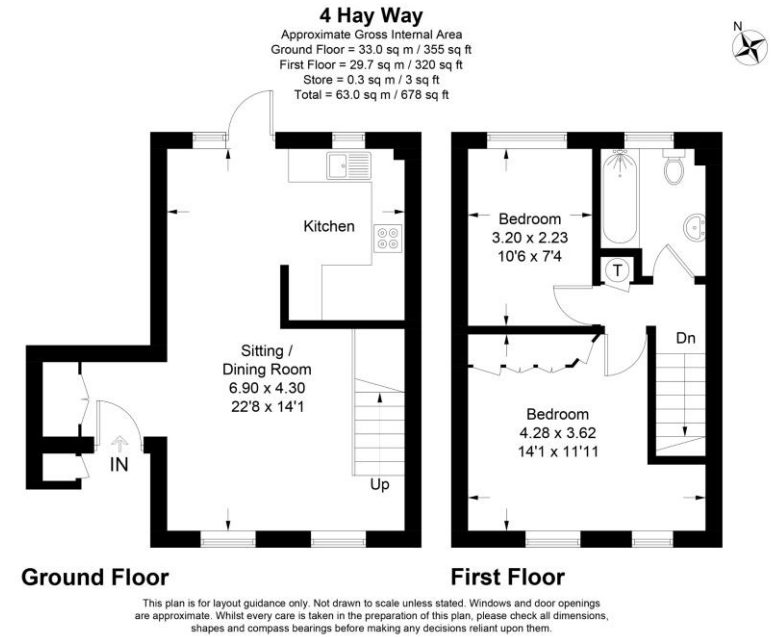
The Hay Way pedestrian walkway runs through down the western frontage of these attractive cottage style homes, to the private car parking area for the terrace, where there is an individual numbered parking space for the property as well as guest car parking spaces. Enter from Lincoln Road.

There is a small area of landscaped grounds maintained through a resident's management company with a current monthly charge of £5 per month. There is an additional pedestrian footpath running down the rear of the terrace providing access to the rear garden of the cottages.

To the front of the cottage, there is a very attractive small area of garden with a good range of attractive shrubs and flowering plants inset. There is a small surprisingly private rear garden onto which the rear entrance door from the dining room opens. This very appealing sheltered garden has been laid with a good size gravel seating area with accompanying flowerbeds/borders containing ornamental grasses, roses, passion flowers and more, together with an attractive boulder water feature.

There are exterior light fittings, power point and cold water tap.





East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D -Electric night storage heaters.

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 Lincoln Office...

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