



## 13 Holmes Way, Wragby, Market Rasen, Lincolnshire, LN8 5PS

A modern and spacious detached bungalow situated in the popular and well served village of Wragby. Sold with no onward chain the property comprises of entrance hall, breakfast kitchen, living room, two bedrooms, and a wet room with underfloor heating. Outside the property is accessed via driveway which leads to a garage walls to the rear is a good sized lawned rear garden.

**Guide Price: £190,000**

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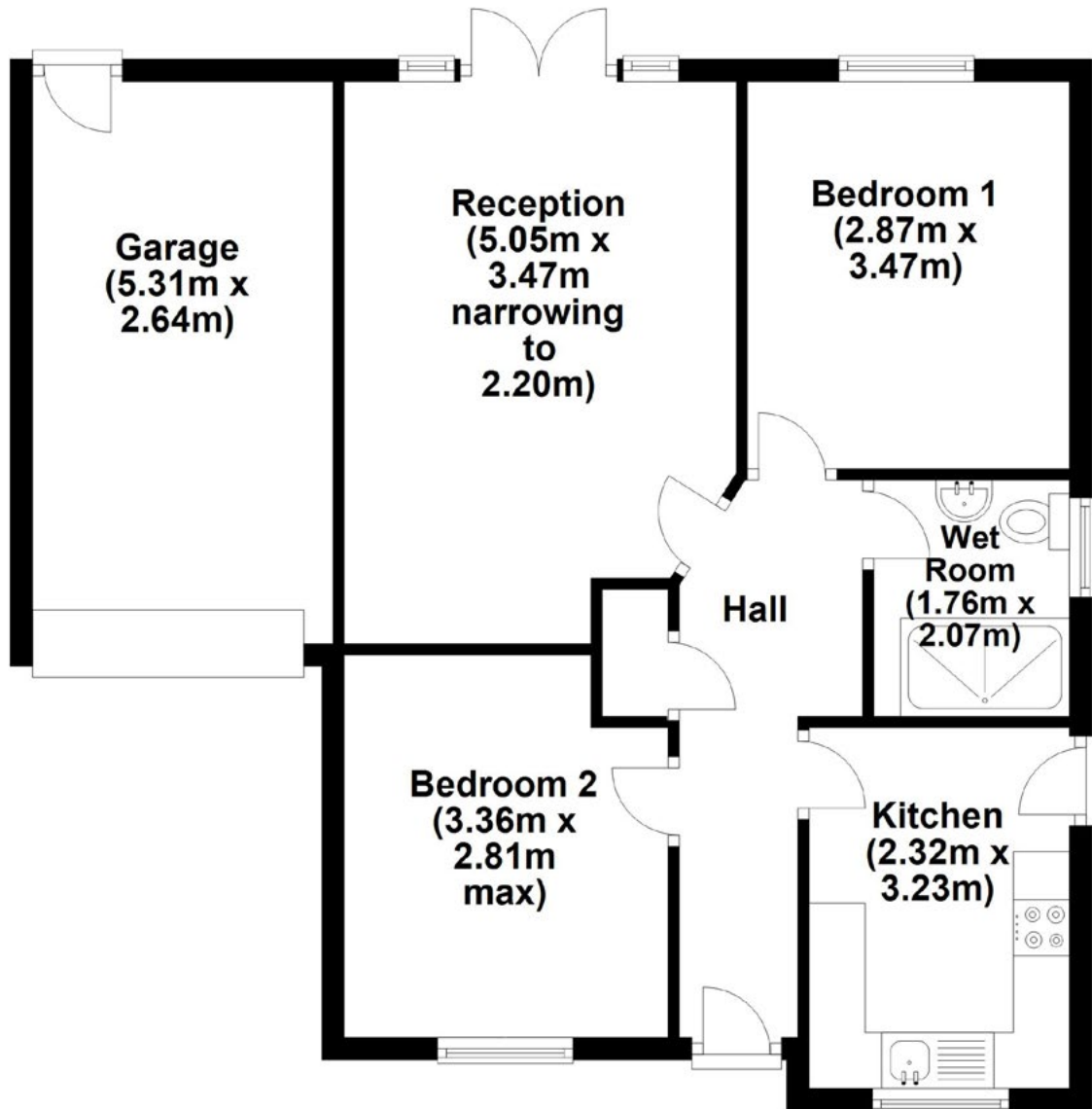
**BROWN & CO JH Walter**  
Property and Business Consultants  
[brown-co.com](http://brown-co.com)





## Ground Floor

Approx. 70.3 sq. metres (756.6 sq. feet)



Total area: approx. 70.3 sq. metres (756.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Front entrance door, two storage cupboards, loft access, radiator.

#### Living Room

Double glazed French doors leading to rear garden, coving to ceiling, radiator.

#### Breakfast Kitchen

Double glazed window to front, side entrance door, stainless steel drainer sink inset to preparation of work surfaces, Integrated foreign electric hob and double oven, space for fridge freezer and washing machine, tiled splashback's, coving to ceiling, radiator.

#### Bedroom One

double glazed window to front, coving to ceiling, radiator.

#### Bedroom Two

Double glazed window to rear, coving to ceiling, radiator.

#### Wet Room

Double glaze window to side, WC, wall hung wash handbasin, wall mounted shower unit, fully tiled walls, underfloor heating.

## OUTSIDE

To the front the property is accessed via driveway which leads to a garage with up and over door to front and personal door leading to rear garden. Gated access to both sides of the property leads to a good sized rear garden which is mainly later lawn with a patio and fenced perimeter.

## AGENTS NOTE

The property is oil central heating and boiler is located in the garage.

## AMENITIES

Wragby is situated 11 miles North East of Lincoln and 10 miles North West of Horncastle. It has plenty of amenities including a Co-op, doctors, newsagents, café, two pubs, restaurant, various takeaways, primary school and a regular bus service to Lincoln.

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

## COUNCIL TAX

Band B

## VIEWING PROCEDURE

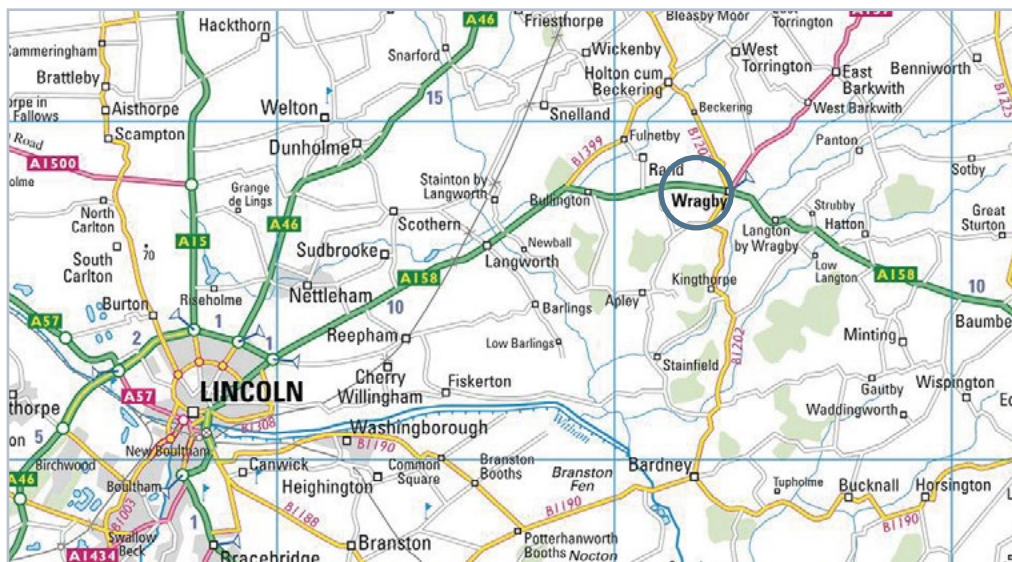
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENT

James Drabble

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## IMPORTANT NOTICES

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