



21, Honeysuckle Lane
Wragby, Market Rasen, LN8 5AL

BELL



21, Honeysuckle Lane

Wragby, Market Rasen, LN8 5AL

NO ONWARD CHAIN! 21 Honeysuckle Lane is a two-bedroom, mid-terrace property with a rear garden, driveway and garage parking. Redecorated and carpeted ready for sale, this modern home will suit a range of potential purchasers.

Internal accommodation comprises: entrance hallway, kitchen, cloakroom and lounge to the ground floor; bedrooms and bathroom above.

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

Hallway

Entered to the front, through composite double glazed obscured door. With light to ceiling, carpet, radiator, power point. Carpeted stairs to first floor, wood doors to accommodation.

Lounge

With uPVC double glazed French doors to rear, wood double glazed window to rear. Light to ceiling, radiators, carpet, multiple power points. Wood door to storage space.



Kitchen

Having wood double glazed window to front, light to ceiling. 1 1/2 sink and drainer to square edge worktop, storage units to base and wall levels. Beko oven and four ring hob beneath extractor. Tiled flooring, radiator, multiple power points.

Cloakroom

Having wood double glazed obscured window to front, light to ceiling. Low level wc, pedestal sink, radiator . Vinyl flooring.

Bedroom 1

Having wood double glazed windows to front, light to ceiling. Carpet, radiator, multiple power points, built in wardrobe space.

Bedroom 2

Having wood double glazed window to rear, light to ceiling. Carpet, radiator, multiple power points.

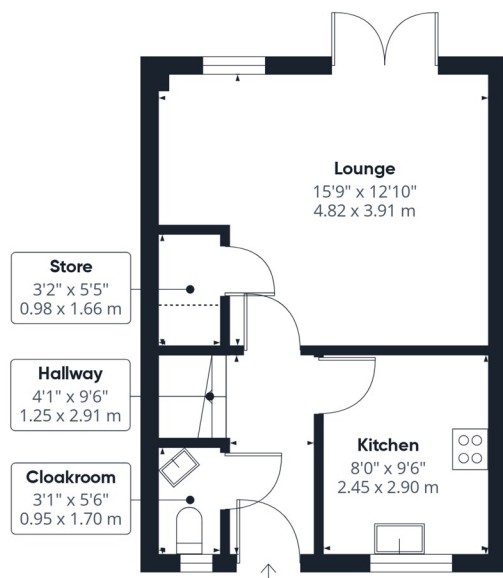
Bathroom

With wood double glazed obscured window to rear, light to ceiling. Low level wc, pedestal sink, bath with shower over to tiled surround. Vinyl flooring, radiator.

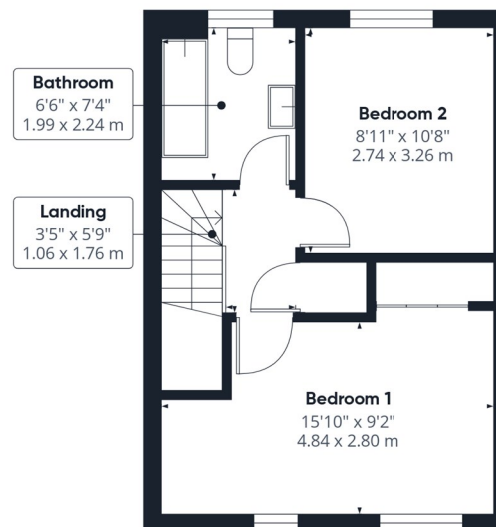
Rear Garden

The property includes a rear garden, contained by wood panel fencing, laid to lawn with paved patio seating space and path to the rear gate.

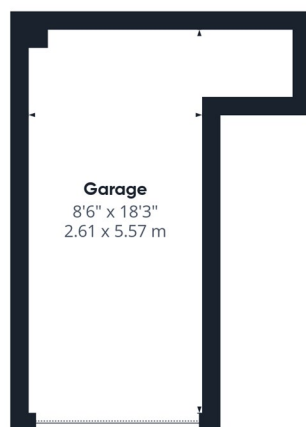
Accessed further up the lane is a brick paved courtyard, from which the property has a single garage and space in front.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total areaⁿ

846 ft²

78.7 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX: – Tax band: B

ENERGY PERFORMANCE RATING: D

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

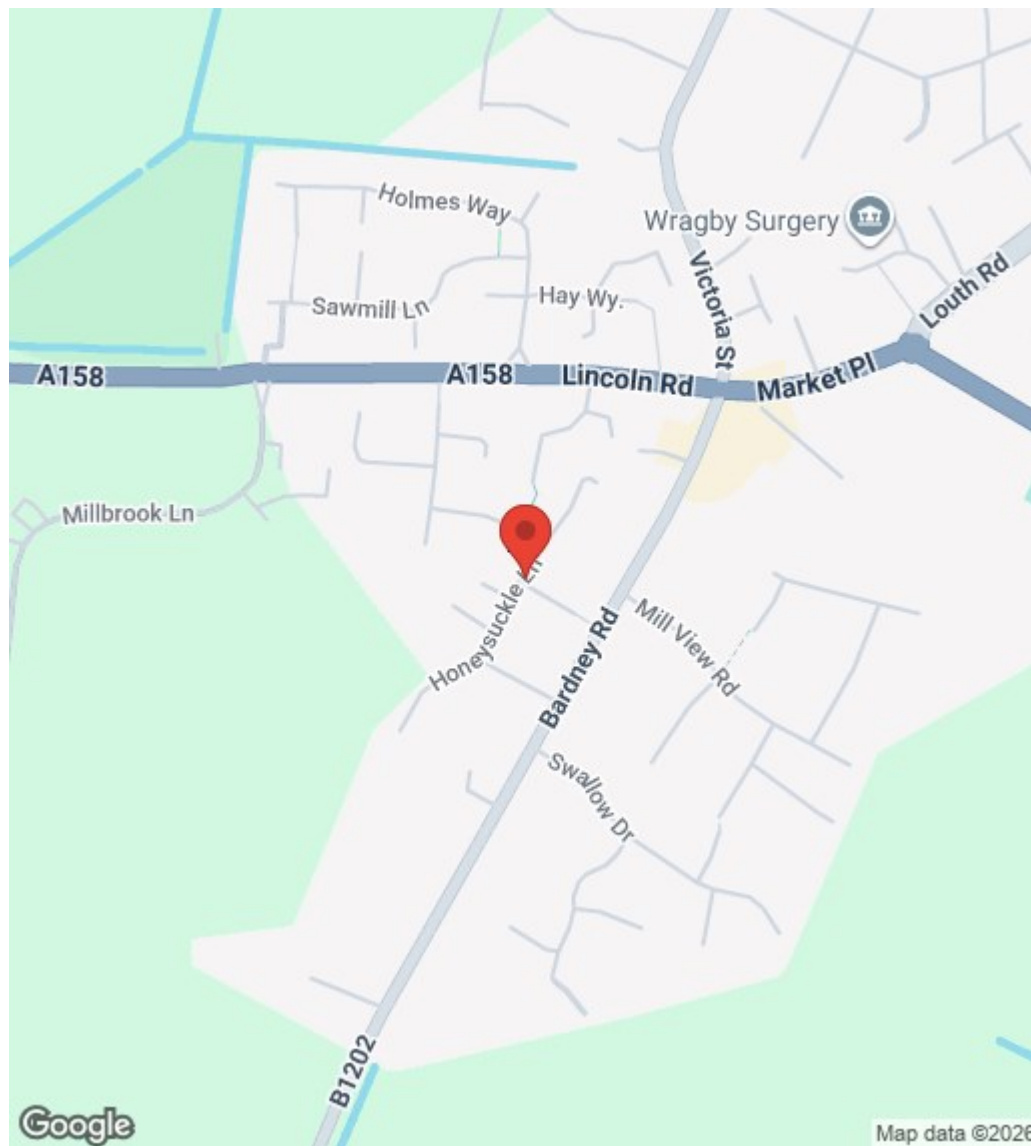
Website: www.robert-bell.org

Brochure prepared: 19th October 2026

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

