

# LOUTH ROAD WRAGBY

4 bed | 3 bath | 2 reception | 5 parking



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# Louth Road | £399,950

Wragby | Market Rasen | Lincolnshire | LN8 5PH



## Key Features

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- Stunning One-Off Detached 4-bedroom Home
- Generous Plot with Mature Trees and Field Views
- Parking for 4+ Cars and Single Garage
- Four Double Bedrooms
- 2 En-suite Bathrooms and Family Bathroom
- Open Plan Kitchen/Diner with Integrated Appliances
- Scenic Field Views to Rear
- High Specification Throughout
- Air Source Heat Pump with Underfloor Heating to Ground Floor
- 10 Year New Build Warranty

***“... field views to the rear and stunning countryside views from two of the bedrooms.”***

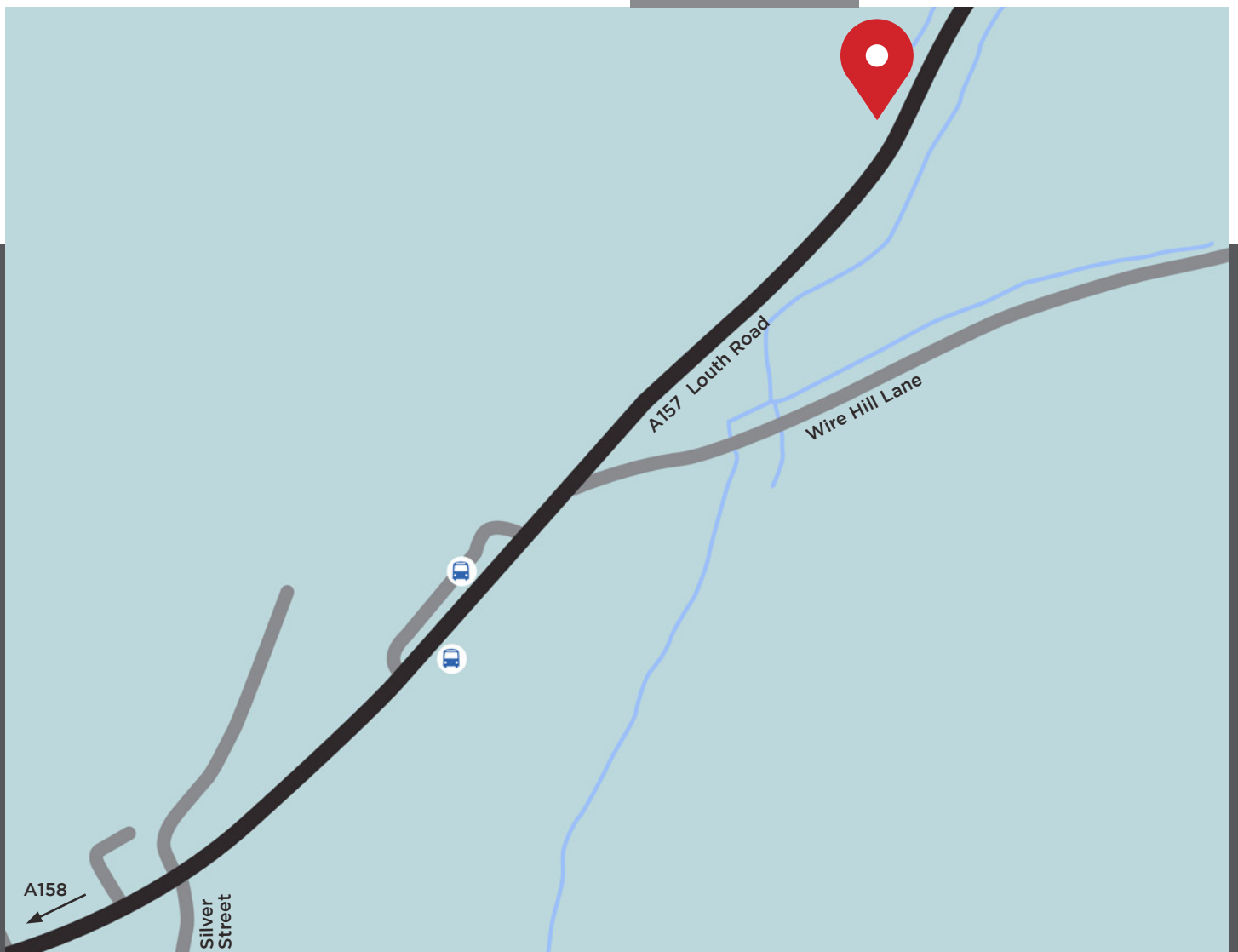
## Location | Wragby

Wragby is a quaint town and civil parish in East Lindsey, Lincolnshire. Set within easy reach of Lincoln, this location offers all the charm of a small town whilst remaining close enough to the hustle and bustle of a popular city.

The historic market town has a rich heritage - remnants of which can still be spotted in listed buildings and architecture. Today, Wragby has evolved into a self-sufficient hub that offers multiple pubs, cafés, a fish shop and a mini-supermarket.

Keen walkers will delight in the range of trails and national parks on offer nearby, which will allow you to explore the surrounding countryside. There is also easy access to popular neighbouring towns such as Market Rasen, Louth, Caistor and Horncastle, all areas of historical and geographical importance within the beautiful county of Lincolnshire.

LN8 5PH



## Property Summary | Louth Road, Wragby

This one-off, standalone 4-bedroom home is situated in the ideal position on the edge of Wragby. The plot is elegantly framed with mature hedging and trees and offers a large driveway and garden, with field views to the rear and stunning countryside views from two of the bedrooms.

Newly constructed by local developer Somersby Homes, the property benefits from carefully considered internal space and a high specification throughout which includes air-source heating and underfloor heating to the ground floor. Upon entering the property you're instantly greeted with a good sized hallway with full height ceiling and galleried landing to the first floor. The hallway benefits from stylish full height glazing to allow maximum light to flood through the home. The hallway leads to

a downstairs WC and generous lounge with a modern square bay window. The ground floor further benefits from a large open-plan kitchen/diner with modern kitchen with integrated appliances and patio doors leading to the rear garden. Leading through from the kitchen is the utility room, featuring space for both washer and dryer, and handy access through to the integrated single garage.

On the first floor you can expect 4 double bedrooms, two of which benefit from modern, fully-tiled en-suite shower rooms and an additional family bathroom.

The property is now ready for a buyer to come on-board.



# Property Specification | Louth Road, Wragby

## External

- Mix of Brick and Render
- Clay Pantile Roof
- UPVC Windows and Doors in Stylish Sage Green
- Lawned Front Garden with Mature Trees and Hedging Retained
- Block Paved Driveway
- Patio to Rear Garden
- Outside Tap
- Electric Garage Doors

## Internal

- Air Source Heat Pump with Underfloor Heating to Ground Floor
- Mix of Down-lighters and Pendant Lighting
- Fully Fitted Kitchen with Integrated Hob, Oven, Fridge Freezer, Extractor and Dishwasher
- Oak Internal Doors with Chrome Furniture
- Chrome Sockets and Switches to Ground Floor
- USB Sockets to Lounge, Kitchen/Diner and Bedrooms
- All Floor Coverings Included - LVT and Carpet
- Fully Tiled En-suites and Half-Tiled Family Bathroom
- Fitted Bathroom Furniture and Modern Sanitaryware including De-Mister Mirrors

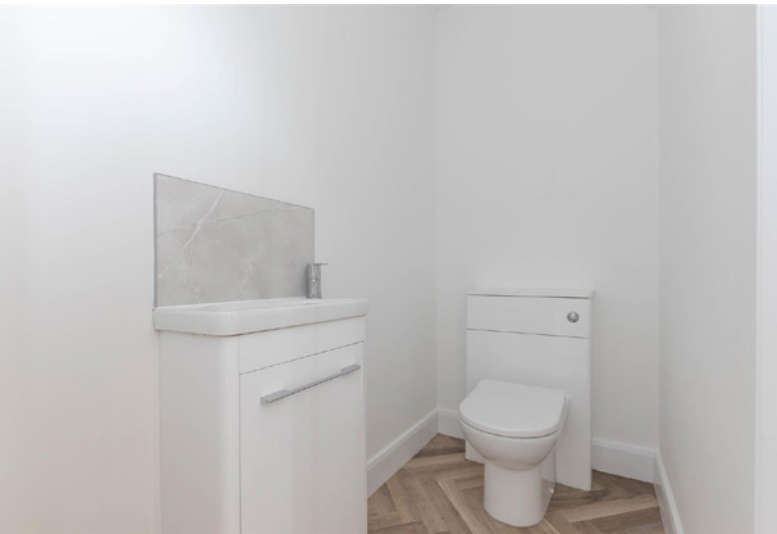
Please note: All internal images in this brochure are virtually staged using specialist software, to help buyers envisage how the home will look once furnished.



# Gallery | Louth Road, Wragby



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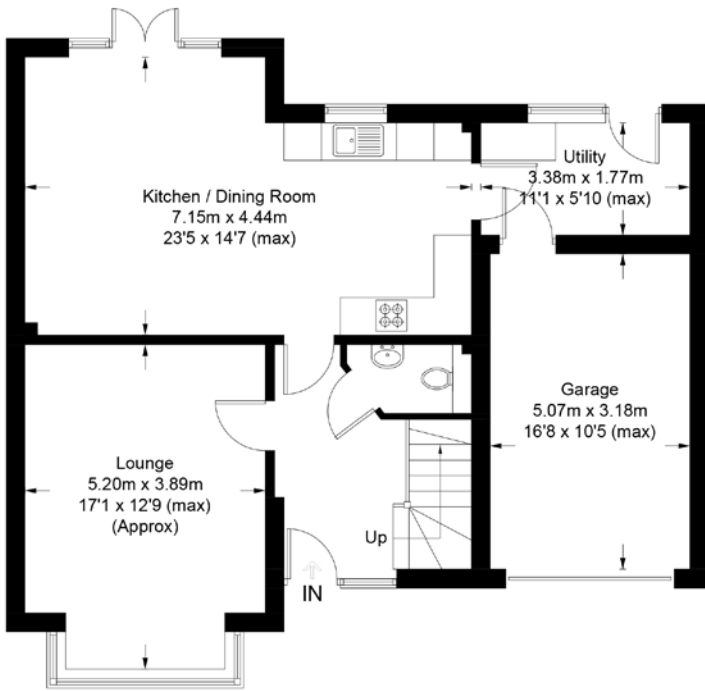




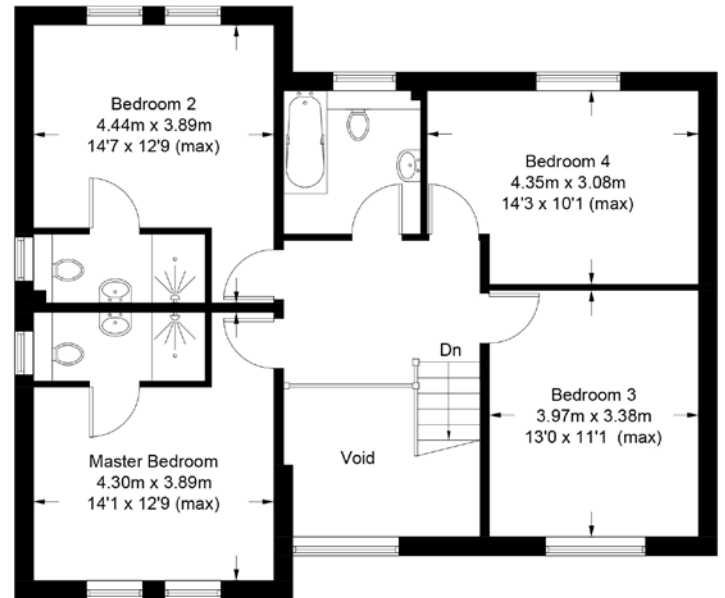
# Floor Plans and Dimensions

Ground Floor	Size (m)	Size (ft)
Hall		
Lounge	5.20 x 3.89	17'0 x 12'9
Kitchen/Dining Room	7.15 x 4.44	23'5 x 14'6
Utility	3.38 x 1.77	11'1 x 5'9
WC		
Garage	5.07 x 3.18	16'7 x 10'5

Fist Floor	Size (m)	Size (ft)
Landing		
Master Bedroom	4.30 x 3.89	14'1 x 12'9
En-suite		
Bedroom 2	4.44 x 3.89	14'6 x 12'9
Family Bathroom		
Bedroom 3	3.97 x 3.38	13'0 x 11'1
Bedroom 4	4.35 x 3.08	14'3 x 10'1



Ground Floor



First Floor



Unit 3 | The Point | Weaver Road | Lincoln | LN6 3QN

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