



Barley Cottage
Wragby, Market Rasen, Lincolnshire. LN8 5QU

BELL

Barley Cottage is a neat, tidy semi-detached cottage, located in the centre of the small town of Wragby within a small enclave of houses, providing accommodation which includes; entrance lobby, dining kitchen, lounge, shower room, landing area with built in storage, WC/ wash room and two bedrooms with one having built in wardrobe space. Ideal for First Time buyer, individual or couple. There is an attached storeroom which could provide a potential office space and allocated parking space.



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Barley Cottage, Wragby

ACCOMMODATION

Entrance Hall with contemporary design style front entrance door, staircase up to first floor, built-in under stairs, storage cupboard, wood style laminate flooring and radiator. Doors through to downstairs stairs shower/cloakroom and to:

Dining, Kitchen [13'11" x 10'2" (4.24m x 3.10m)] appointed to a good standard with fitted units comprising; fitted base, drawer and wall units, work surface areas with single drainer stainless steel sink unit inset to one corner with room below for laundry and kitchen white goods. Brushed steel featured oven, four ring brushed steel gas hob to surface with accompanying cooker hood, wall mounted Worcester LPG central heating boiler., tiled splash backs to fitted work surface areas, radiator and inset ceiling spotlight fittings. There is a good sized dining area to one side of the room. Door through to:

Lounge [12'4" x 10'4" (3.76m x 3.15m)] having a northerly aspect; radiator, TV point and ceiling spotlight fitting.

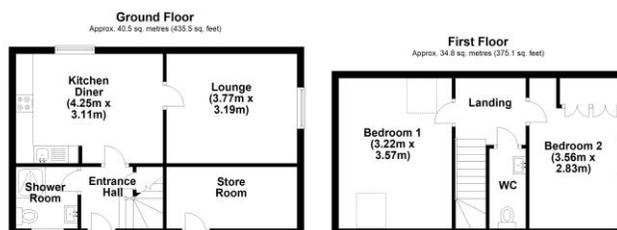
Downstairs Shower Room [5'8" x 5'7" (1.73m x 1.70m)] comprising a corner shower cubicle with shower fitting and accompanying full height wall tiling, wash hand basin with toiletry cabinet space below and tiled splash back above and low-level WC. Radiator, inset ceiling spotlight fittings and extractor vent.

First Floor - Landing with sloping ceiling in part and access to roof space. Door through to bedrooms and to:

Toilet/Washroom [3'10" x 3'6" (1.17m x 1.07m)] with sloping ceiling, wash hand basin with toiletry cabinet below, tiled splash back above and low-level WC. Wood style laminate flooring, radiator, inset ceiling spotlight fittings and extractor vent.

Bedroom [10'6" x 11'8" (3.20m x 3.55m)] having sloping ceiling levels with roof windows, to both easterly and westerly aspects; radiator and ceiling spotlight fitting.

Bedroom [9'3" x 11'8" (2.82m x 3.55m)] inclusive of built-in wardrobe, space] having gable end window with a northerly outlook; sloping ceiling levels, built-in wardrobe space to one side, radiator and inset and ceiling spotlight fitting.



Total area: approx. 75.3 sq. metres (810.5 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.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: D LPG central heating.

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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