



**2 Stubbygate Cottages**  
Langton by Wragby, Market Rasen, Lincolnshire. LN8 5QA

**BELL**



## 2 Strubbygate Cottages

Langton by Wragby

NO ONWARD CHAIN! This is a two bedroom, semi-detached cottage, situated in the hamlet of Langton by Wragby, betwixt Wragby and Horncastle.

Accommodation would benefit from a scheme of refurbishment/update and comprises; entrance lobby/utility open to kitchen, lounge diner, two bedrooms and bathroom. The property has large grounds, including parking area, garage and outbuildings, with dual aspect views over the neighbouring open countryside.

### ACCOMMODATION

**Entrance Lobby/Utility** with a westerly outlook across to the traditional cottage brick and pantile outbuildings, substantial braced cottage style entrance door, drawer and cupboard space (no work surface area), with wall cupboard unit above; space for laundry white goods and to the corner a Worcester oil fired central heating boiler; staircase up to first floor and radiator. Open access through to:

**Breakfast Kitchen** having a northerly outlook over the driveway and detached garage; a range of base, drawer and wall units, single drainer sink unit inset to work surface with space beneath for appliances and open shelving to one end. There is space between units for a slot in electric cooker with cooker hood above. To one end of room is space for a small breakfast dining area, built-in under stairs storage cupboard and radiator. Stripped pine panelled door through to:

**Lounge Diner** with very pleasant northerly and easterly views over the front grounds of the cottage and beyond to gently rolling Lincolnshire countryside; chimney breast and fireplace with a tiled hearth and back and accompanying attractive moulded wood surround, exposed quarry tiled floor and radiator.

**First Floor - Landing** with stripped pine panel doors to adjoining accommodation.



**Bedroom 1** with delightful northerly and easterly outlooks over the grounds and beyond to the adjoining gently rolling countryside landscape; fireplace to chimney breast with attractive small period wrought iron moulded hob grate, access to roof space and radiator.

**Bathroom** with a west view beyond the cottage outbuildings across the garden and neighbouring countryside; pine panelled bath with shower fitting, accompanying wall tiling and shower screen above, pedestal wash hand basin with splash back and low level WC. Built-in linen/clothes cupboard space across one wall, radiator and extractor vent.

**Bedroom 2** with an attractive open country outlook over the cottage outbuildings and pasture land to the west; and radiator.

#### OUTSIDE

The property is approached from the lane through a large driveway entrance with a driveway itself providing more than ample parking as well as access to the good size **Detached Garage** with double entrance doors and side service door through to the rear garden. To the front of cottage is a small lawned area of garden with a very pleasant outlook over neighbouring countryside. A footpath runs down the northern elevation of the cottage to a gate providing access into the rear garden.

There is a good size paved patio/courtyard area adjoining the rear elevations of the house and the neighbouring traditional cottage brick and pantile outbuildings comprising of an old wash house, garden store and fuel store. the garden is terraced up away from the house and has been laid to lawn with an attractive view out over adjoining pasture.

**East Lindsey District Council – Tax band: tbc**

#### ENERGY PERFORMANCE RATING: E

**Mains water, electricity, oil fired heating. Drainage/sewerage to private system -septic tank, currently shared with no. 1 (ask agent for details.**



**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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