



11 Jubilee Drive
Wragby, Market Rasen, Lincolnshire. LN8 5RH

BELL



11 Jubilee Drive Wragby

A well presented, two bedroom, mid terrace property, situated in the small town of Wragby within walking distance of local amenities and public transport stops to Lincoln, Louth, Horncastle and the East Coast.

There is a low maintenance garden to the rear, landscaped garden to the front and concrete sectional garage situated in the allocated parking area.

ACCOMMODATION

Front Entrance Lobby with an obscure double glazed main entrance door and interior glazed panelled door through to:

Lounge Diner of excellent proportions and having a favourable westerly outlook over the front garden; staircase up to first floor, coving, and electric panel heater. Door through to:

Breakfast Kitchen having a pleasant easterly view over the rear garden; a very attractive range of contemporary design style fitted kitchen units comprising; single drainer one and a half bowl ceramic sink unit with cupboard space and concealed dishwasher beneath and adjoining fitted work surface to one side with room for laundry white good below. The fitted work surface extends around the adjoining walls with cupboard space, deep pan drawers and room for refrigerator beneath, ceramic style hob to surface and a brushed steel cooker hood with an accompanying extensive range of wall cupboard units above. To the end of this work surface area is a built in brushed steel oven/grill and microwave with cupboard space over. There is an attractive splash back to the fitted work surface areas and across one wall to above dado rail height. Door through to:

Rear Entrance Lobby/Utility Area with fitted wall cupboard space across one wall and room for an upright fridge/freezer and laundry white good as required. Obscure double glazed rear entrance door to garden.





First Floor

Landing having a built-in airing cupboard containing the insulated hot water cylinder with immersion heater, built-in cupboard space above stairwell head, access to roof space, and electric wall panel heater. Doors through to adjoining bedrooms and to:

Shower Room appointed to an excellent standard with contemporary design style fittings comprising; a good size shower cubicle across one wall with Triton shower fitting and accompanying attractive full height wall tiling, wash hand basin with toiletry cabinet below and low level WC. Tiling to all walls to full height, wood style laminate flooring, wall mounted mirror panelled medicine cabinet, glass toiletry shelf fitting and a contemporary style ceiling light fitting.

Bedroom 2 having a pleasant outlook down over the rear garden with a glimpse to the east beyond the terraces to neighbouring countryside.

Bedroom 1 with a westerly view down over the front garden and beyond into Jubilee Drive; built in clothes hanging area with cupboard space above, wood style laminate flooring and an electric wall panel heater.

OUTSIDE

The front garden has been attractively landscaped with a large gravelled bed inset with a range of mature shrubs and flowering plants including lavender, Buddleia, and ornamental ferns, to name but a few. There is a small wildlife pond and stone ball and pebble water feature.

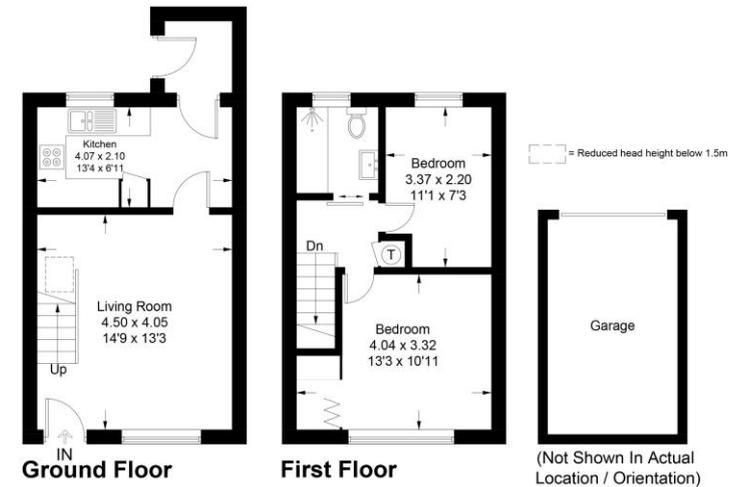
The rear courtyard style garden has been hard landscaped with terraced block paved patio area adjoining the rear eastern elevation of the house, ideal for arrangements of colourful flower pots and tubs. The garden also enjoys both northerly and southerly aspects and is well enclosed by low panelled fencing and a wall to the rear eastern boundary. There is a gateway to the pedestrian walkway for the terrace, which provides access through to the car parking area and the property's **Garage** with up and over door. There are exterior light fittings and an outside water tap.





11 Jubilee Drive

Approximate Gross Internal Area
 Ground Floor = 30.1 sq m / 324 sq ft
 First Floor = 27.3 sq m / 294 sq ft
 Total = 57.4 sq m / 618 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: E – Electric panel heaters

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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