



**10 Station Drive**  
Wragby, Market Rasen, Lincolnshire. LN8 5YF

**BELL**





## 10 Station Drive

Wragby

10 Station Drive is a beautifully presented, modern, three-bedroom family home, built by the well respected developers Somersby Homes as part of the exclusive Horncastle Road development in Wragby. Boasting attractive living room and dining kitchen spaces to the rear, the latter with bifold doors stepping out to the private rear garden with seating, lawn and patio spaces.

Complete with cloakroom to the ground floor; three bedrooms and family bathroom to the first, the property offers driveway parking and an air source heating system, with underfloor heating to the ground floor.

The property is in a convenient position in the well-served small town of Wragby, home to a range of services and amenities, within a dozen miles of the centre of Lincoln; with regular bus to the county city and the coast.



### ACCOMMODATION

**Hallway** with composite double glazed obscure door to front; tile effect vinyl flooring, carpeted staircase to first floor, ceiling light and power points. Door to:

**Living Room** having uPVC double glazed window to front aspect; carpeted floor with underfloor heating, built in storage space, TV point, ceiling lights and power points. Door to:



**Dining Kitchen** having double glazed bifold doors to rear, full height window to side aspect; an excellent range of modern storage units to base and wall levels plus full height cupboards, 1 ½ bowl sink and drainer set to bevel edge worktop with drainage furrows, space and connections for washing machine and dryer to laundry cupboard. Neff double oven and grill, induction hob beneath extractor canopy, integrated fridge, freezer, dishwasher; wood effect flooring, ceiling spotlights and power points. Door to:

**Cloakroom** comprising low level WC, wash hand basin set to storage unit, wood style laminate flooring and ceiling light.

### First Floor

**Gallery Landing** with uPVC double glazed window to side aspect; built in over stairs storage space, loft access hatch, carpeted floor and ceiling light. Doors to first floor accommodation.

**Master Bedroom** with uPVC double glazed window to rear aspect; built in bank of wardrobes to one wall, carpeted floor, radiator, ceiling light and power points.

**Family Bathroom** having panel bath with monsoon and regular shower head over, tiled surround, wash hand basin set to vanity unit, mirror over with lights inset and low level WC. Tiles to floor and to half height to walls, heated towel rail and ceiling spotlights.

**Bedroom 2** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

**Bedroom 3** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.







## OUTSIDE

The property is approached to the front up a paved path leading to the tiled **Storm Porch**, with lawned spaces alongside. Driveway parking, also paved, is laid out to the side, from which a personnel gate in the timber fencing leads through to a useful storage area.

The path continues through to the rear garden, initially laid with a paved patio, standing before the lawn. With barbeque area alongside, Fenced to all sides, the rear is a child and pet friendly secure space.

**NOTE:** The raised deck area is being removed to be re-allocated by the vendors.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: B

Mains water, electric, drainage – Air Source Heat Pump Electric

**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...

43 Silver Street, Lincoln. LN2 1EH.

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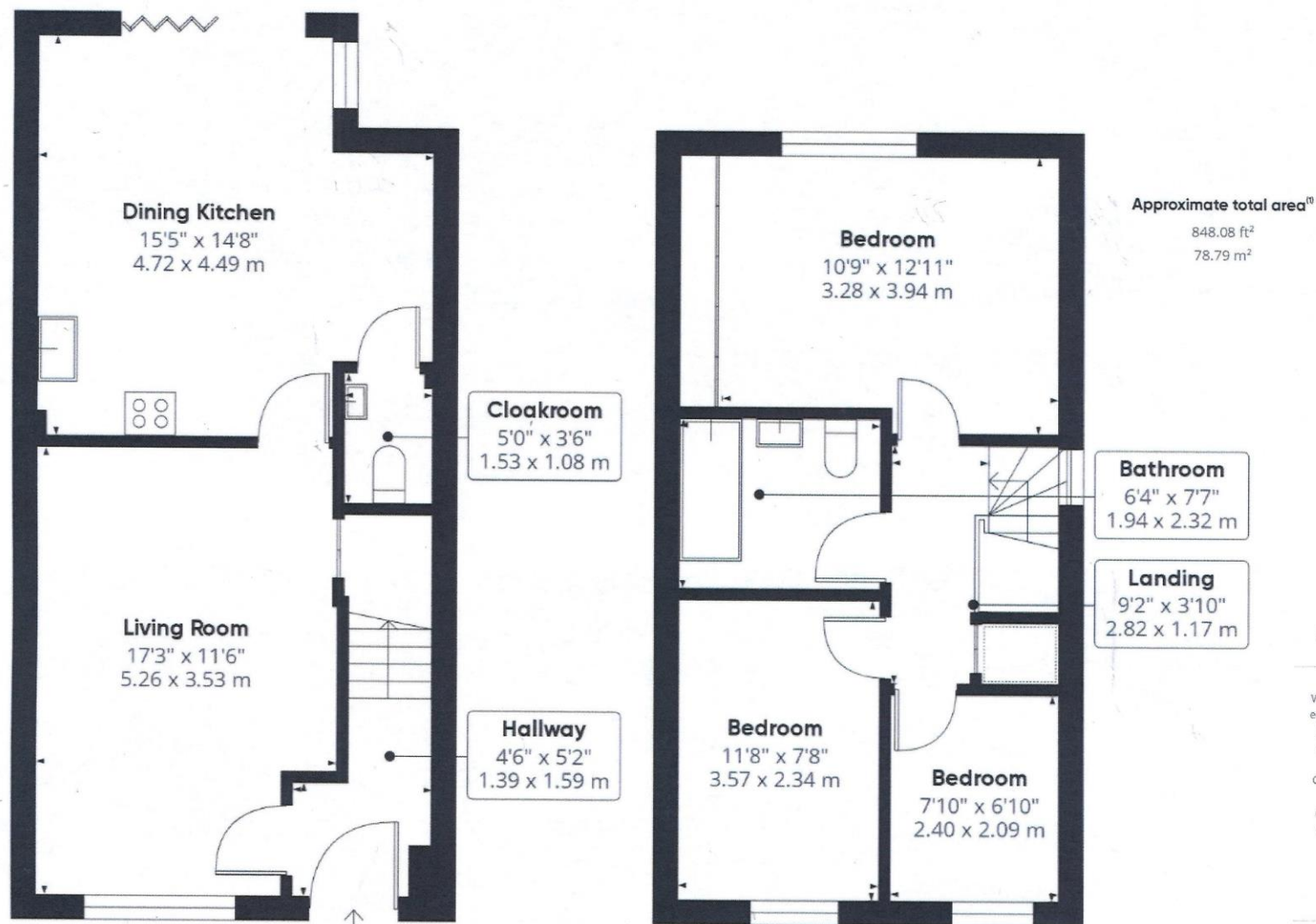
Brochure prepared 23.6.25











#### DISCLAIMER

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(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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