



9 The Oaklands
Off Horncastle Road, Wragby, Market Rasen, Lincolnshire. LN8 5UT





9 The Oaklands

Wragby

NO ONWARD CHAIN! 9 The Oaklands is a well-presented, semi-detached family home, located to a quiet no through road position within convenient walking distance of Wragby's services and amenities. Providing three bedrooms, the property enjoys separate lounge and dining room spaces, plus kitchen and conservatory, to the ground floor while a family bathroom completes the first.

A gravelled front space provides parking with further paved space down the side (in all, three vehicles can be accommodated) while the rear garden is enclosed by fencing, and laid to paving and artificial turf.

ACCOMMODATION

Entrance Hallway with wood double glazed obscure front entrance door, carpeted staircase to first floor, carpeted floor, radiator, ceiling light and power point. Door to:

Lounge having uPVC double glazed bay window to front aspect; built in under stairs storage space, tiled fireplace, carpeted floor, radiator, ceiling light and power points. Open to:

Dining Room with uPVC double glazed French doors to rear, to conservatory; carpeted floor, radiator, ceiling light and power points.

Kitchen having uPVC double glazed window to front, wood obscure glazed door to side aspect; a range of modern units to base and wall levels, sink and drainer to roll edge wood effect worktop with space and connections for under counter appliances, Zanussi oven and hob beneath extractor. Tiled flooring, floor standing oil fired boiler, radiator, ceiling light and power points.

Conservatory with uPVC double glazed windows to sides and rear, French doors to rear aspect, polycarbonate sheet roof and tiled floor.





First Floor

Gallery Landing with carpeted floor, built in storage space, loft access hatch and ceiling light. Doors to bedrooms and sliding door to:

Bathroom having uPVC double glazed obscure window to rear aspect; panel bath with electric shower over and tiled surround, pedestal wash hand basin and low level WC. Vinyl flooring, radiator and ceiling light.

Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, built in wardrobe space, radiator, ceiling light and power points.

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 located to the end of a cul de sac, with gravelled approach leading to the front parking space and paved parking down the side. A personnel gate leads to the rear garden.

The rear garden is a secure, low maintenance space, fenced to all sides and laid to paving, gravel beds and artificial turf. To the corner stands a timber framed shed.

East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: D

Oil fired heating – mains water, electric and drainage

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 Horncastle Office...

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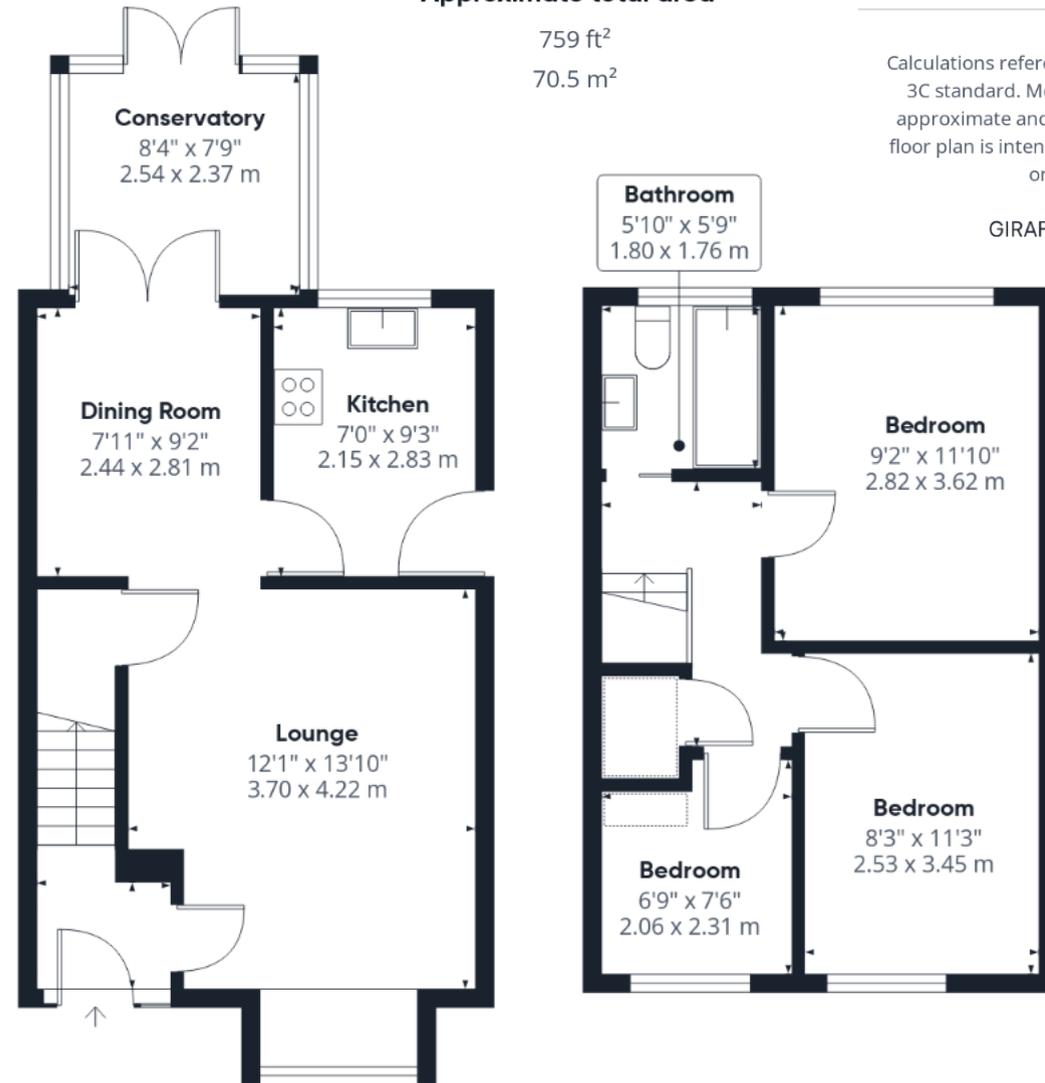
Approximate total area⁽¹⁾

759 ft²
70.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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