15 Mill View Road

Wragby, Market Rasen, Lincolnshire. LN8 5RG

BELL

15 Mill View Road
Wragby

No Onward Chain! 15 Mill View Road is a spacious, three-bedroom detached bungalow to a south facing corner position. Enjoying beautiful flower beds throughout the lawned garden that wraps around the property; the outside space is complete with a single garage and driveway. Internal accommodation comprises: front-facing living room, kitchen, shower room and separate W/C; with three bedrooms including a versatile third, currently laid out as a dining room.

Within walking distance for most are Wragby's shops and amenities including supermarket, market 'square' and bus stop with services running to the city of Lincoln; Horncastle and the East Coast.

ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door, carpeted floor, electric heater, built in airing cupboard, ceiling light. Door to accommodation including:

Dining Room / Bedroom 3 with uPVC double glazed window to front aspect; carpeted floor, electric heater, ceiling light and power points

Living Room having uPVC double glazed windows to front and side aspects; Centura fire to stone surround, carpeted floor, electric heater, ceiling light and power points.

Kitchen having uPVC double glazed window and obscure glazed door to side aspect; a good range of storage units to base level plus full height cupboards, sink and drainer to roll edge worktop with space and connections for under counter washing machine and

upright fridge-freezer, Candy oven and induction hob. Tiled floor and ceiling light.

Bedroom 2 with uPVC double glazed window to rear aspect; carpeted floor, electric heater, ceiling light and power points.

Separate Toilet with uPVC double glazed obscure window to rear aspect; low level WC, electric heater, tiled floor and ceiling light.

Shower Room having uPVC double glazed obscure window to rear aspect; corner shower cubicle with tiled surround, pedestal wash hand basin, tiled floor, heated towel rail and ceiling light.

Bedroom 1 with uPVC double glazed window to rear aspect; carpeted floor, electric heater, ceiling light and power points.

OUTSIDE

The property is approached to the front up a concrete driveway leading to the **Single Garage** with up and over door to front, personnel door to side, light and power. The front of the property provides a south-facing gravel and paved space, looking across the front lawn with mature flowers and a buddleia.

The lawn continues around the side, and to the rear garden with mature flowerbeds and shrubs throughout, a gate to the side ensuring a child and pet friendly secure space with hedged boundaries to both sides and post and wire in part to the rear.

East Lindsey District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

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
Old Bank Chambers, Horncastle. LN9 5HY.
Tel: 01507 522222;
Email: horncastle@robert-bell.org;
Website: http://www.robert-bell.org Brochure prepared 09.03.2026

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Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org
www.robert-bell.org

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