



## Holmes Chambers

Lincoln Road, Wragby, Market Rasen, Lincolnshire. LN8 5ND

**BELL**





# Holmes Chambers

Lincoln Road, Wragby

## NO ONWARD CHAIN!

Holmes Chambers is a two bedroom, detached bungalow situated to a prominent, South-facing position in the centre of Wragby, with both garden and parking space. Providing two spacious bedrooms, alongside a well-appointed family bathroom, breakfast kitchen and living room; the property will suit a range of potential purchasers.

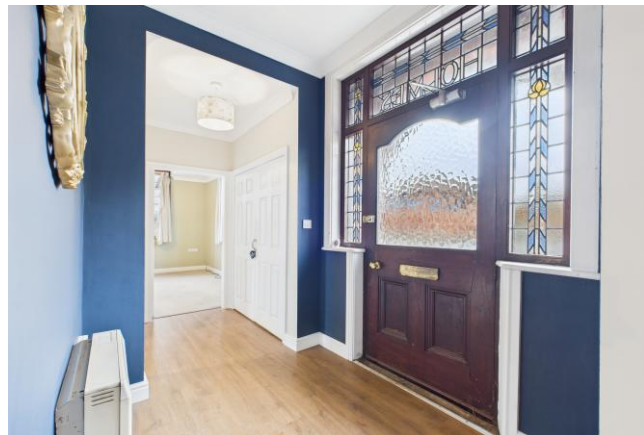
Within close proximity are Wragby's supermarket, market 'square' and bus stop with services running to the city of Lincoln; Horncastle and the East Coast.

## ACCOMMODATION

Brick Arch Storm Porch having wood single glazed obscure door with coloured, leaded window surround to: Hallway of L shaped proportions with wood effect flooring, built in storage spaces, electric heater, ceiling lights and power points. Doors to accommodation including:

**Living Room** having wood single glazed coloured, leaded windows to front and side aspects both with internal secondary glazing; carpeted floor, built in storage space, electric heater, TV point, ceiling light and power points.

**Breakfast Kitchen** having wood effect double glazed obscure leaded door to rear; wood double glazed sash windows to rear; storage units to base and wall levels, sink and drainer to roll edge worktop with space and connections for upright fridge-freezer and under counter washing machine, oven and hob beneath extractor.





Wood effect flooring, loft access hatch, ceiling lights and power points.

**Bedroom 2** with wood single glazed coloured, leaded windows to front and side, both with internal secondary glazing; carpeted floor, electric heater, ceiling light and power points.

**Bathroom** having wood leaded sash window with internal secondary glazing to rear aspect; panel bath with shower attachment, separate shower cubicle with surround, pedestal wash hand basin and low level WC. Tiles to half height to walls, and floor, heated towel rail and ceiling lights.

**Bedroom 1** with wood double glazed sash windows to side aspect; carpeted floor, electric heater, ceiling light and power points.

## OUTSIDE

The property is located to a south-facing position on Lincoln Road, with vehicle gates containing a brick-paved parking space with fenced surround. A gate leads to the garden, laid to lawn with brick paved patio seating and storage spaces, also contained by timber fencing.

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

**ENERGY PEFORMANCE RATING: F**

Electric storage 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 Horncastle Office...

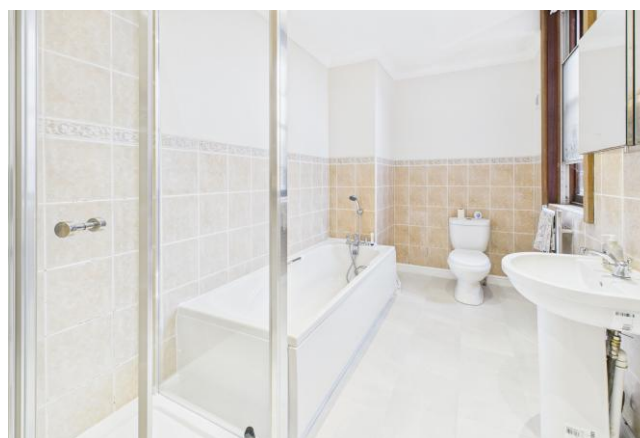
Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);

Website: <http://www.robert-bell.org>

Brochure prepared 27.01.2026







#### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)

