



The Willow, 50 Horncastle Road

Wragby, Market Rasen, LN8 5RB

£189,950

Situated in the pleasant village of Wragby, to the East of Lincoln and convenient for Market Rasen and Horncastle, a Three Bedroom Semi-Detached House, in a non-estate position with accommodation comprising of; Lounge, extended Kitchen Diner, Utility Room, Shower Room and Three Bedrooms. The property is situated on a large, private plot with extensive gardens and a side driveway. NO CHAIN.





SERVICES

Mains electricity, water and drainage. Oil central heating.

EPC RATING – D

COUNCIL TAX BAND – B

LOCAL AUTHORITY - East Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Wragby from Lincoln (on the A158) at the roundabout in the centre of the village turn right onto Horncastle Road and the property can be located on the right hand side.

LOCATION

Wragby offers a wide range of local shops and amenities and is also within easy access to Market Rasen, Horncastle and the historic Cathedral and University City of Lincoln.

LOUNGE 13' 9" x 13' 1" (4.2m x 4.0m) With double glazed window to the front aspect and radiator.



KITCHEN DINER 16' 11" x 9' 4" (5.17m x 2.85m) Fitted with a range of base and wall units with work surfaces over, Neff electric oven, Neff gas hob (bottled gas) and extractor fan, stainless steel 1½ bowl sink with side drainer and mixer tap over, space for fridge, tiled splashbacks and floor, radiator and double glazed window to the rear aspect.

UTILITY ROOM 7' 2" x 6' 8" (2.20m x 2.05m) With space for washing machine and dishwasher, work surfaces over, wall units, tiled floor, radiator and double glazed window to the side aspect.

SHOWER ROOM 8' 9 (max)" x 7' 0 (max)" (2.67m x 2.13m) Fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity unit and close coupled WC, wall cupboards, tiled floor and splashbacks, radiator, walk-in understairs storage cupboard and double glazed window to the side aspect.

FIRST FLOOR LANDING With double glazed window to the side aspect.

BEDROOM 1 13' 10" x 10' 2" (4.24m x 3.10m) With two double glazed windows to the front aspect, airing cupboard and radiator.

BEDROOM 2 11' 7" x 8' 7" (3.55m x 2.64m) With double glazed window to the rear aspect and radiator.

BEDROOM 3 8' 7" x 7' 10" (2.64m x 2.41m) With double glazed window to the rear aspect and radiator.



OUTSIDE To the front of the property is a lawned garden with side gravelled driveway providing off-street parking for multiple vehicles. To the rear of the property is a large, non estate, private garden laid mainly to lawn with patio area, greenhouse, sheds and mature shrubs.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

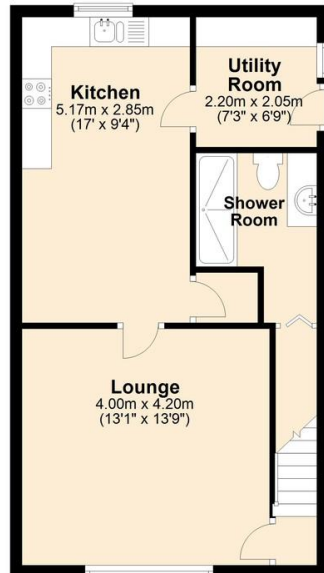
Regulated by RICS, Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 River Street, Lincoln, LN2 1AS.





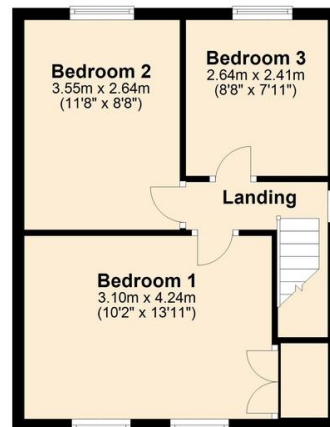
Ground Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



Total area: approx. 81.0 sq. metres (872.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

