



**2 Ferndale Close, Wragby**

**Market Rasen, LN8 5QW**

**£385,000**

A modern four bedroom detached family home positioned in the Market Town of Wragby. The property benefits from having a B-rated Energy Performance Certificate, underfloor heating to the ground floor and solar panels. The property has modern stylish living accommodation to comprise of Reception Hallway, Lounge with log burner, modern fitted Kitchen Diner with Bi-fold doors overlooking the rear garden, Utility Room, Family Room, WC, Integral Garage and stairs rising to a First Floor Landing giving access to four Bedrooms, En-Suite facilities to Bedroom One and a Family Bathroom. Outside the property is positioned on a corner plot with gardens to the front, side and rear and a driveway providing off-street parking for vehicles. Viewing is essential to appreciate the accommodation on offer and position it sits within this popular village.





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**SERVICES**

Mains electricity, water and drainage.  
Oil-fired central heating.  
Underfloor heating to the Ground Floor.  
Solar Panels.

**EPC RATING – B**

**COUNCIL TAX BAND – D** (East Lindsey District Council)

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Heading into the Market Town of Wragby from Lincoln, at the crossroads turn right onto Bardney Road. Proceed along and Ferndale Close is a development of two properties 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.







## ACCOMMODATION

### HALLWAY

With UPVC window and door to the front aspect, stairs to the First Floor Landing, understairs storage cupboards and doors leading to the Family Room, WC and Kitchen Diner.

### LOUNGE

14' 11" x 12' 7" (4.57m x 3.86m), with UPVC window to the front aspect, fireplace with log burner, underfloor heating and Concertina doors leading to the Kitchen Diner.

### KITCHEN/DINER

11' 5" x 26' 2" (3.48m x 7.99m), with UPVC windows and Bi-fold doors overlooking the rear garden, tiled flooring, space for a dining table, fitted with a range of modern base units and drawers with work surfaces over, wall-mounted cupboards with complementary splashbacks, integral double oven, four ring induction hob with extraction above, composite sink and drainer with mixer tap over, integral full-height fridge and freezer and integral dishwasher.

### UTILITY ROOM

11' 5" x 6' 7" (3.48m x 2.03m), with UPVC window and door to the rear garden, tiled flooring, fitted with base units with work surfaces over, wall-mounted cupboards, complementary splashbacks, stainless steel sink and drainer with mixer tap over and spaces for a washing machine and tumble dryer.

### FAMILY ROOM

7' 7" x 9' 4" (2.33m x 2.87m), with UPVC window to the front aspect.

### WC

4' 1" x 3' 11" (1.27m x 1.21m), with UPVC window to the front aspect, chrome towel radiator, WC, wash hand basin and vanity cupboard.

### LANDING

Giving access to four Bedrooms and Bathroom, fitted cupboard and radiator.

### BEDROOM 1

11' 1" x 19' 7" (3.38m x 5.98m), with UPVC window to the front aspect, radiator and door to the En-Suite.

### EN-SUITE

3' 11" x 9' 2" (1.21m x 2.80m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, towel radiator, tiled flooring and part-tiled walls.

### BEDROOM 2

11' 4" x 9' 6" (3.47m x 2.91m), with two Velux windows to the ceiling and radiator.





### BEDROOM 3

9' 6" x 13' 11" (2.90m x 4.25m), with UPVC window to the front aspect and radiator.

### BEDROOM 4

9' 1" x 13' 11" (2.77m x 4.25m), with two Velux windows to the rear aspect and radiator.

### BATHROOM

7' 9" x 8' 2" (2.38m x 2.51m), with Velux window to the rear aspect, suite to comprise of bath, separate shower, WC and wash hand basin, tiled flooring, part-tiled walls and chrome towel radiator.



### OUTSIDE

To the front of the property there is a block paved in-and-out driveway with a turning area, lawned garden, flowerbeds, mature shrubs and trees. To the side of the property there is a lawned garden and flowerbeds. To the rear of the property there is a path surrounding the property and a lawned garden.

### GARAGE

18' 6" x 9' 6" (5.64m x 2.90m), with electric roller door to the front aspect, solar electric controls, floor-mounted oil-fired central heating system.

#### 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](http://mundys.net)

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co 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 then we will receive a referral fee of up to £125.

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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.

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#### GETTING A MORTGAGE

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#### 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.

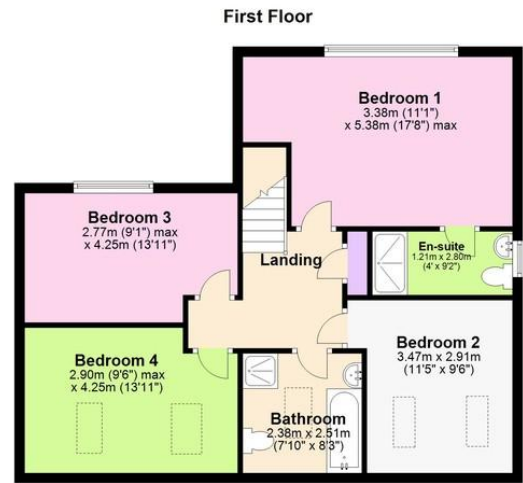
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