



70 Wragby Road

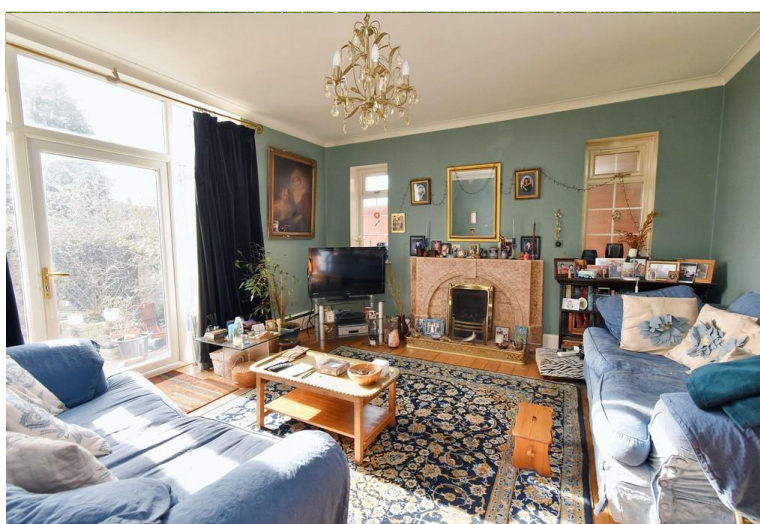
Lincoln, LN2 4PH



Book a Viewing!

£450,000

A spacious detached family home situated on Wragby Road within the popular Uphill Area of Lincoln. The internal accommodation briefly comprises of Entrance Porch, Main Reception Hallway, Lounge, Dining Room, Kitchen, Downstairs WC and a First Floor Galleried Landing leading to four Bedrooms, Family Bathroom and Separate WC. Outside there is a gated driveway providing off road parking/hardstanding for vehicles and a single integral garage. There is also the added benefit of a good sized mature rear garden. The property is being sold with No Onward Chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – F.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





ACCOMMODATION

ENTRANCE PORCH

With main entrance door.

ENTRANCE HALL

With stairs to the first floor galleried landing, side entrance door, coving to ceiling and double radiator.

LOUNGE

16' 9" x 13' 9" (5.11m x 4.19m) With two UPVC windows, UPVC patio doors and fireplace.

DINING ROOM

16' 4" into bay x 13' 6" (4.98m x 4.11m) With UPVC bay window to the front elevation, single radiator, fireplace and coving to ceiling.



KITCHEN

13' 5" x 11' 11" (4.09m x 3.63m) Fitted wall, base cupboards and drawers with work surfaces over, plumbing for washing machine and dishwasher, fitted oven and hob, 1½ bowl sink unit and drainer, gas central heating boiler, UPVC window to the rear elevation and window to the side elevation.

DOWNSTAIRS WC

With WC, wash hand basin, double glazed window, tiled flooring and tiled walls.

FIRST FLOOR LANDING

With access to the loft space with drop down ladder, built-in storage cupboard, double radiator and feature window to the side elevation.



BEDROOM

16' 9" max x 14' 0" (5.11m x 4.27m) With UPVC windows to the rear and side elevations, fitted wardrobes and wash hand basin.

BEDROOM

13' 6" max x 12' 5" (4.11m x 3.78m) With UPVC window to the front elevation, fitted wardrobes and double radiator.

BEDROOM

15' 1" x 8' 11" (4.6m x 2.72m) With UPVC window to the front elevation and radiator.

BEDROOM

9' 1" x 7' 5" (2.77m x 2.26m) With UPVC window to the front elevation and radiator.

BATHROOM

10' 0" x 8' 6" (3.05m x 2.59m) With suite to comprise of bath with fitted shower cubicle, wash hand basin, partly tiled surround, towel radiator, airing cupboard housing the hot water cylinder and UPVC window to the rear elevation.

SEPARATE WC

With WC, wash hand basin, UPVC window to the side elevation and part tiled surround.

LOFT SPACE

15' 6" x 11' 9" (4.72m x 3.58m) With UPVC window.





OUTSIDE

To the front of the property there is a gated entrance leading to a block paved driveway providing off road parking/hardstanding for vehicles and gives access to the single integral garage. There is a good sized mature rear garden with lawned area, patio area and a wide variety of flowerbeds, shrubs, trees and borders.

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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Water and Callum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 HomeBuyer 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

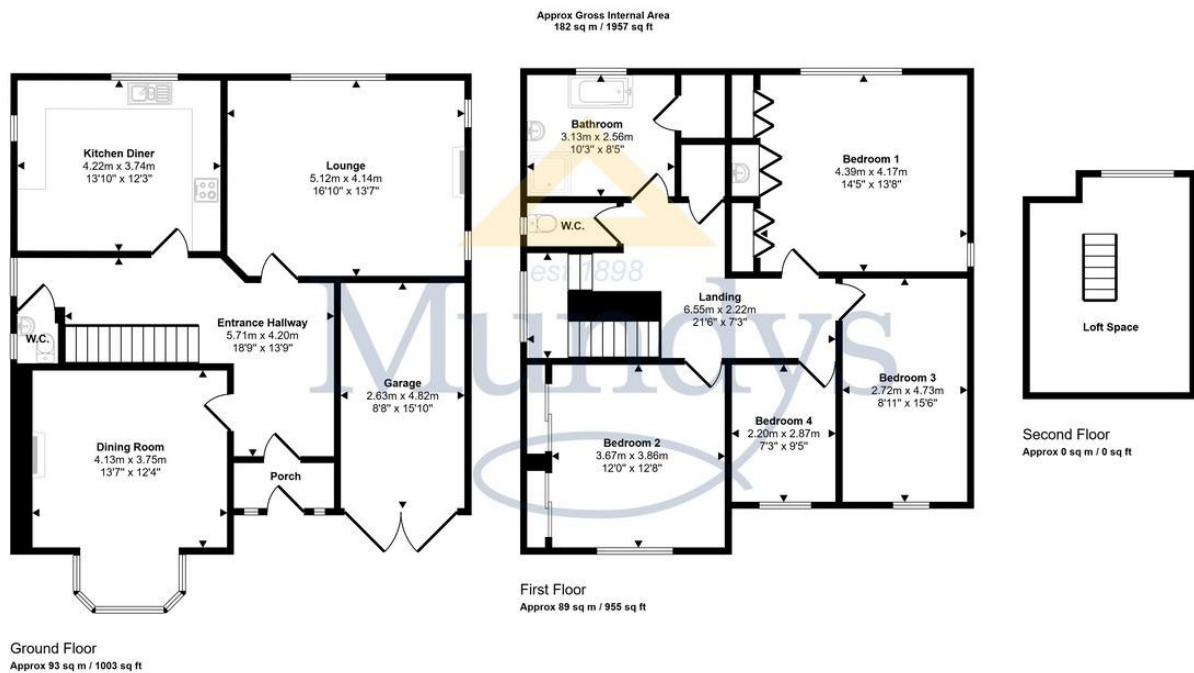
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 their own use and the vendors (Lessors) for whom they act as Agents given 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 yourself 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. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

