

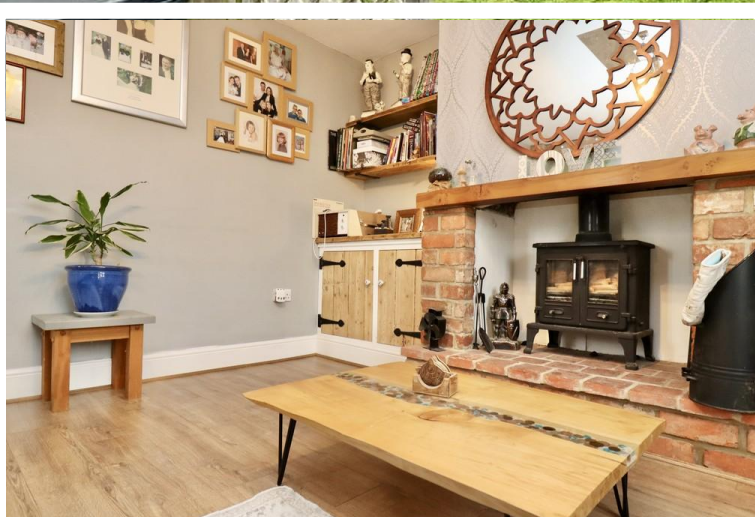


**Taliesin, Main Road, Langton-by-Wragby,
Market Rasen, LN8 5PY**

£240,000

Presenting an extended end terraced house with open countryside views to the front. Recent renovations include a new roof, damp course, windows, central heating system and re-wiring. The property features two Bedrooms, a Dressing Room off the Main Bedroom and a Bathroom with a separate bath and shower. The highlight of the property is the stunning open-plan Kitchen with integrated appliances and a Utility/WC off. The spacious Lounge boasts a wood burner along with bespoke light fittings and shelving. Internally the property is further enhanced by feature original doors throughout. Outside the property sits on a generous size plot with ample off-road parking, lawned gardens and a raised decking area with an Outside Kitchen. Additionally the property offers an Office with it's own broadband connection and power supply and is built with insulated panels. Furthermore there is an Outbuilding and Workshop. This home is also well-located with good access to Lincoln, Market Rasen and Horncastle and nearby amenities in the village of Wragby. Viewing of the property is recommended.





SERVICES

Mains electricity and water. Oil-fired central heating. Drainage to a shared Septic Tank - we have been informed by the vendors that the tank is located in the farmer's field opposite the property.

EPC RATING — D

COUNCIL TAX BAND — A

LOCAL AUTHORITY - East Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Langton-by-Wragby is a small hamlet village located within just a mile of the nearby village of Wragby which offers a wide range of local shops and amenities whilst also being within easy access of Lincoln City Centre, Market Rasen and Horncastle.





ACCOMMODATION

LOUNGE

18' 3" x 13' 3" (5.56m x 4.04m), with UPVC double glazed door to the front elevation, UPVC double glazed windows to the front and side elevations, laminate flooring, fireplace with wood burner, fitted storage cupboards, bespoke light fittings and shelving and vertical radiator.

KITCHEN/DINER

16' 1" x 14' 8" (4.9m x 4.47m), with UPVC double glazed double doors and windows to the rear elevation, laminate flooring, fitted with a range of wall and base units with drawers and work surfaces over, matching upstand, 1½ stainless steel sink and drainer with instant hot water tap, induction hob with extractor fan over, integral oven and dishwasher, space for a fridge freezer, vertical radiator, spotlighting and understairs storage cupboard.



W.C / UTILITY

6' 1" x 4' 1" (1.85m x 1.24m), with UPVC double glazed window to the side elevation, low level WC, wash hand basin, work surface with plumbing/space for a washing machine below and extractor fan.



FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation and radiator.

BEDROOM 1

13' 1" x 9' 2" (3.99m x 2.79m), with UPVC double glazed window to the front elevation and radiator.

DRESSING ROOM / NURSERY

9' 1" x 6' 4" (2.77m x 1.93m), with UPVC double glazed window to the rear elevation and radiator.



BEDROOM 2

9' 9" x 8' 10" (2.97m x 2.69m), with UPVC double glazed window to the front elevation and radiator.

BATHROOM

9' 1" x 8' 4" (2.77m x 2.54m), with UPVC double glazed window to the rear elevation, tiled flooring, part-tiled walls, suite to comprise of low level WC, wash hand basin, bath and walk-in shower and radiator with heated towel rail.



OUTSIDE

To the front of the property there is a lawned garden with a large gravelled area which extends to the side of the property providing off-street parking. A gate leads to the rear garden which is laid mainly to lawn with raised decking areas and an area with an Outside Kitchen. The property also offers a purpose-built Office space which is made from insulated panels and benefits from it's own broadband connection and electricity. Attached to the Office there is an additional Outbuilding and Workshop.

OFFICE

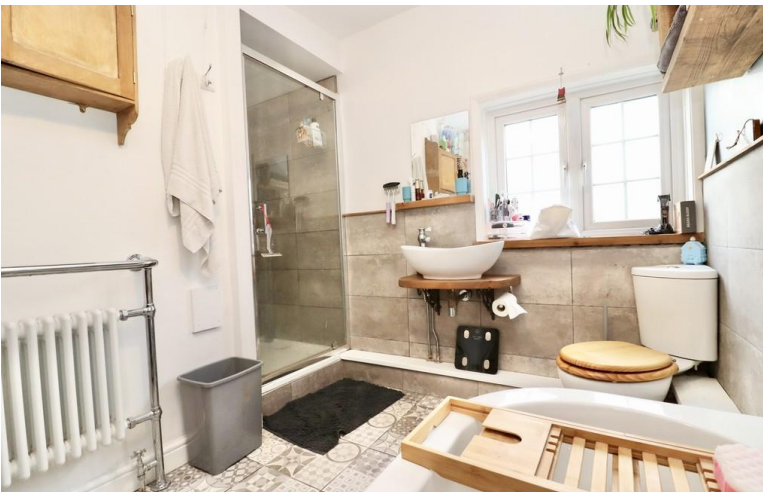
13' 9" x 10' 6" (4.19m x 3.2m)

OUTBUILDING

16' 3" x 8' 11" (4.95m x 2.72m)

WORKSHOP

12' 3" x 8' 11" (3.73m x 2.72m)



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

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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.

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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

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 roughly 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

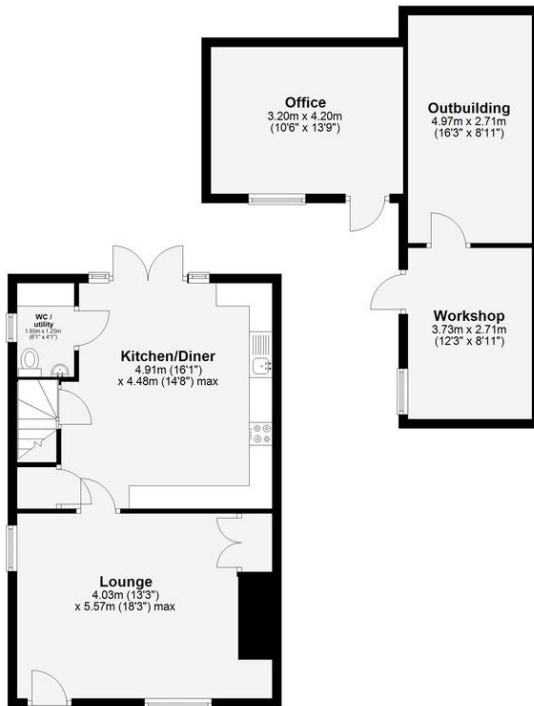
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Ground Floor
Approx. 87.4 sq. metres (940.3 sq. feet)



Total area: approx. 125.7 sq. metres (1353.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

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