



2 Jasmine Way

Wragby, Market Rasen, LN8 5AG

£195,000

A well-presented and spacious three storey semi-detached home located within the popular village of Wragby. The property is situated within a short walk to the village centre and a range of local shops and facilities. Internally the property has been recently redecorated and has living accommodation briefly comprising of Hallway with stairs to the First Floor, Downstairs WC, Lounge and a Kitchen with Dining Area and double doors to the rear garden. The First Floor leads to two double Bedrooms and Family Bathroom, stairs lead to the Second Floor with the Main Bedroom with En-suite Shower Room. Outside there is a garden to the rear and an allocated parking under a carport. Viewing of the property is highly recommended.





SERVICES

Mains electricity, water and drainage. Electric Heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Wragby boasts a range of local amenities and facilities. The village centre features services such as shops, cafes and pubs. Wragby is also home to quaint churches and historic buildings that showcase its rich cultural heritage. The surrounding countryside offers picturesque walking trails and outdoor spaces for nature enthusiasts to explore. Additionally, Wragby holds community events and fayre throughout the year.



ACCOMMODATION

HALL

With composite external door, laminate flooring, stairs to the first floor and radiator.

W.C

With vinyl flooring, low level WC, wash hand basin with tiled splashback, radiator and extractor fan.

LOUNGE

14' 8" x 10' 4" (4.47m x 3.15m), with timber window, laminate flooring and radiator.

KITCHEN

9' 1" x 7' 10" (2.77m x 2.39m), with timber window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral oven, induction hob with glass splashback and extractor fan over, integrated dishwasher and plumbing and space for washing machine.

DINING AREA

8' 1" x 7' 10" (2.46m x 2.39m), with timber double doors to the rear garden and tiled flooring.

FIRST FLOOR LANDING

With timber double glazed window, stairs to the second floor and radiator.

BEDROOM 2

11' 3" x 10' 8" (3.43m x 3.25m), with timber double glazed window and radiator.

BEDROOM 3

11' 3" x 10' 8" (3.43m x 3.25m), with timber double glazed window and radiator.

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m), with timber double glazed window, vinyl flooring, low level WC, wash hand basin, bath with mains shower over, partly tiled walls, radiator and extractor fan.

SECOND FLOOR LANDING

With Velux window and airing cupboard housing the hot water cylinder.

BEDROOM 1

17' 0" x 10' 1" (5.18m x 3.07m), with timber double glazed window, Velux window and radiator.

EN-SUITE

9' 7" x 3' 7" (2.92m x 1.09m), with partly tiled walls, low level WC, wash hand basin, storage cupboard, radiator, extractor fan and Velux window.

OUTSIDE

To the rear of the property there is a lawned garden with a patio seating area and a gate leading to the rear of the property with an allocated parking space under a carport.





WEBSITE

Our detailed website show 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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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 thoroughly checked.

GENERAL

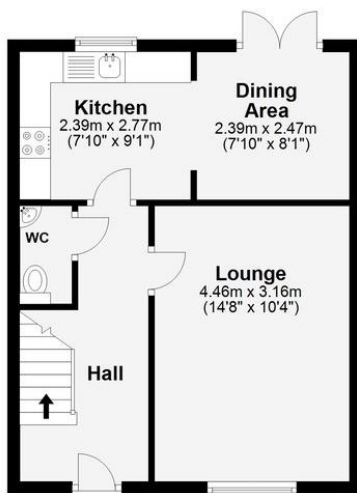
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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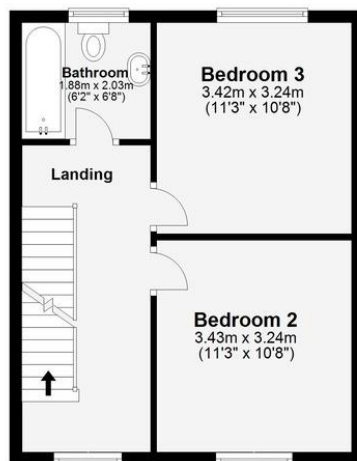
Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



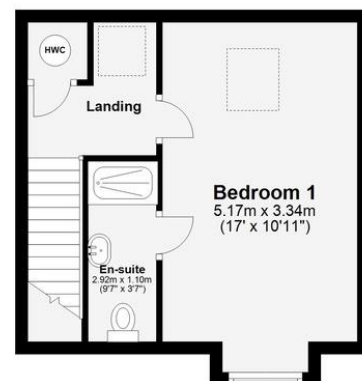
First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Second Floor

Approx. 29.2 sq. metres (314.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.4 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

22 Queen Street
Market Rasen
LN8 3EH

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