



South View, Church Street Wragby, Market Rasen, LN8 5RA



Book a Viewing!

£165,000

A charming Two Bedroom End Terraced Cottage, beautifully improved by the current owners and positioned in the heart of the popular Market Town of Wragby. This delightful home combines character features with modern touches and offers well-presented accommodation to comprise of Inner Hallway, Lounge, Kitchen and a First Floor Landing leading to Two Bedrooms and a Bathroom. Outside there is a courtyard garden with storage area and an outside store.





SERVICES

Mains water, electricity and drainage. Oil central heating.

EPC RATING — E.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - East 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

INNER HALLWAY

Providing access to the front of the property, with a radiator and stairs rising to the first floor landing.

LOUNGE

14' 0" x 12' 0" (4.28m x 3.67m) With a feature fireplace housing a log burner, decorative surround and tiled insert, window to the front aspect, fitted storage cupboards, ceiling beam, radiator and space for both dining and seating furniture.

KITCHEN

10' 11" x 7' 10" (3.35m x 2.40m) Fitted with a range of base units and drawers with wooden work surfaces over, ceramic sink with mixer tap, part tiled walls and exposed ceiling beams, spaces for a cooker, washing machine and fridge, radiator and a UPVC window and door to the rear aspect, giving access to the garden.

LANDING

With doors leading to two bedrooms and the family bathroom.

BEDROOM 1

10' 11" x 11' 0" (3.35m x 3.36m) A generous double bedroom with window to the front aspect, radiator, fitted cupboard and a decorative fireplace.

BEDROOM 2

9' 0" x 7' 11" (2.75m x 2.42m) A well-proportioned second bedroom with UPVC window to the rear aspect and radiator.

BATHROOM

7' 11" x 5' 2" (2.42m x 1.58m) Fitted with a suite to comprise of bath with shower over, wash hand basin, WC, radiator, part tiled walls and a UPVC window to the rear aspect.

OUTSIDE

To the front of the property there is a cottage-style garden, mainly laid to lawn with decorative flowerbeds and a pathway leading to the front door. To the rear there is a courtyard garden with storage area, outside store and oil tank.

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, Dale & Co, Bird & Co and Gilson Gray 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 £250 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lynan 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.

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

Mundys Financial Services 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

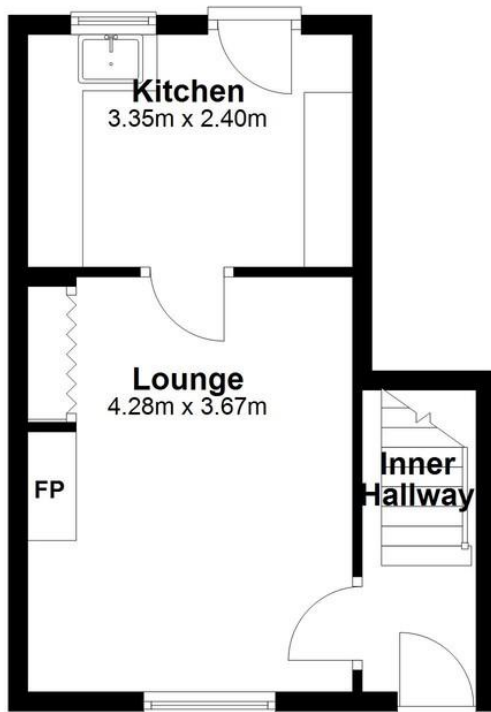
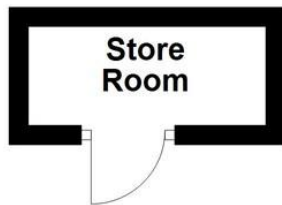
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (unless for whom they act as Agents given notice that:

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 on warranty 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 terms stated herein and not verified.

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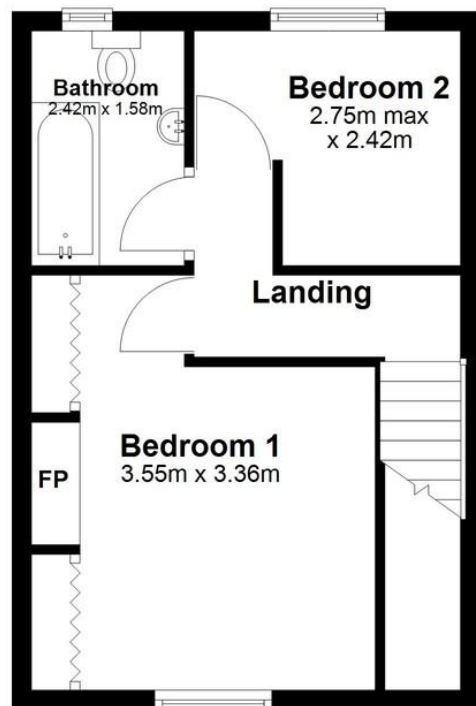
Ground Floor

Approx. 30.5 sq. metres



First Floor

Approx. 29.6 sq. metres



Total area: approx. 60.1 sq. metres

For Illustration Purposes Only
Plan produced using PlanUp.

South View , Wragby

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 and 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.

