

Buy. Sell. Rent. Let.

lovelle



Mill View Court, Wragby



2



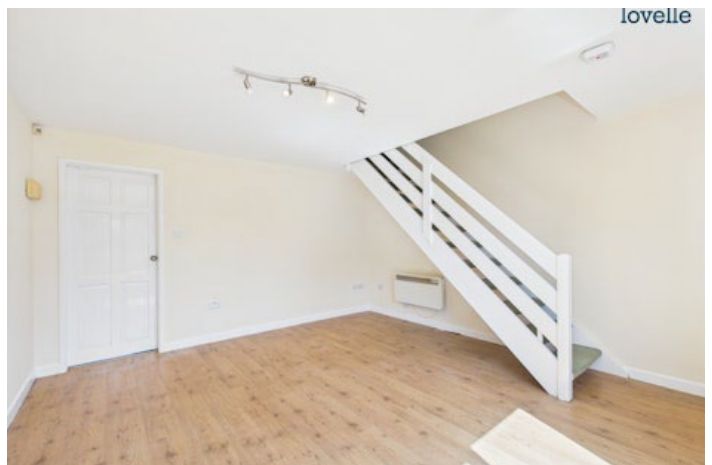
1



1

When it comes to
property it must b


lovelle



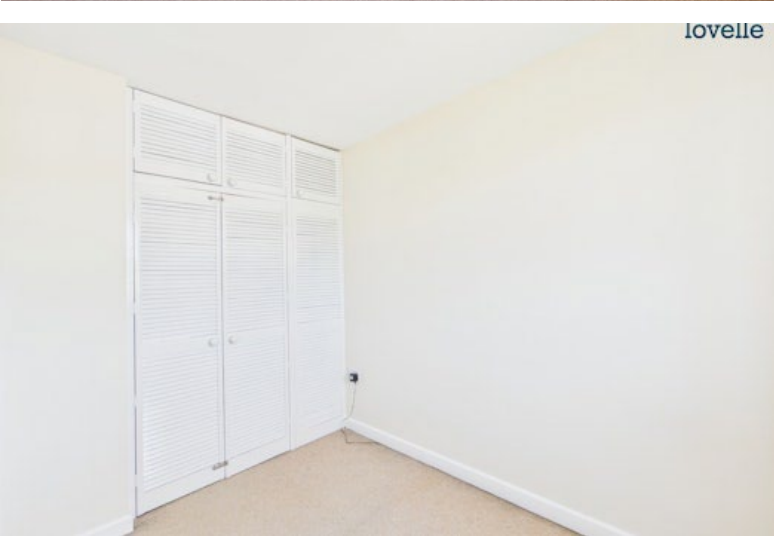
£125,000



MODERN TERRACED HOUSE IN POPULAR TOWN LOCATION. This terraced house offers Spacious accomodation comprising porch, lounge diner, kitchen, 2 bedrooms & bathroom, with Gardens front and rear, Parking & Garage. VIEWING ADVISED

Key Features

- Modern Terraced House
- Perfect For First Time Buyers
- Spacious Accommodation
- Porch, Lounge Diner, Kitchen
- 2 Bedrooms & Bathroom
- Gardens Front & Rear
- EPC rating E
- Tenure: Freehold





Situation

The popular Market town of Wragby is situated approximately 8 miles from the Cathedral city of Lincoln & Louth and is accessed via the A158 and also giving convenient access in the directions of Market Rasen & Horncastle .Over time Wragby has evolved to be a stopping point en route to the coastal town of Skegness, with amenities including three public houses, a fish shop, café, supermarket, village hall, doctors surgery, pharmacy, newsagents and schooling and leisure facilities as well as an exceptionally strong community based spirit.

Porch

1.51m x 0.78m (5'0" x 2'7")

double glazed entrance door

Lounge Diner

4.07m x 4.55m (13'5" x 14'11")

double glazed window to front aspect, laminate flooring, stairs to first floor accommodation and electric heater

Kitchen

4.06m x 2.12m (13'4" x 7'0")

a range of fitted wall and base units, sink unit, electric oven, 4 ring hob, tiled splash backs, electric heater, space and plumbing for washing machine, space for fridge freezer, double glazed window to rear aspect and double glazed rear entrance door

Landing

1.82m x 1.6m (6'0" x 5'2")

roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.09m x 3.3m (10'1" x 10'10")

double glazed window to front aspect, electric heater and fitted wardrobes

Bedroom 2

2.23m x 2.88m (7'4" x 9'5")

double glazed window to front aspect, electric heater and fitted wardrobes

Bathroom

1.86m x 1.87m (6'1" x 6'1")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, heated towel rail, vinyl flooring and double glazed window to rear aspect

Gardens

benefitting from gardens front and rear. The rear garden is mostly laid to lawn with block paved pathway and seating area

Garage & Parking

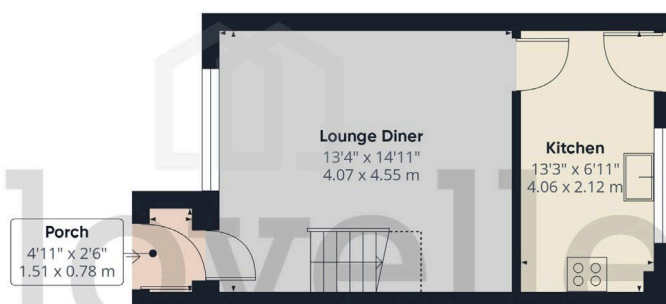
2.51m x 4.94m (8'2" x 16'2")

the garage is situated in a block, having up and over door, power and lighting. with allocated parking to the side

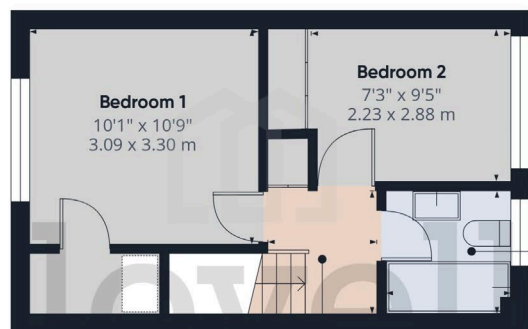
Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

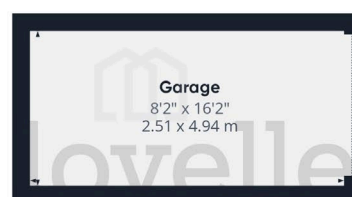
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

718 ft²
66.6 m²

Reduced headroom

15 ft²
1.4 m²

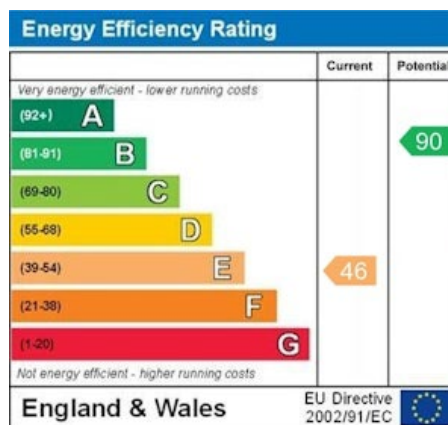
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



When it comes to **property**
it must be



01673 844069

marketrasen@lovelle.co.uk