

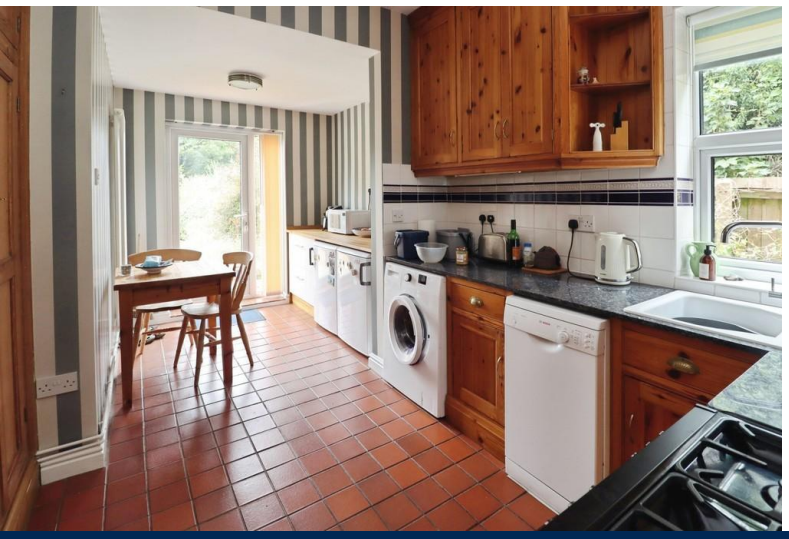
113 Wragby Road

Lincoln, LN2 4PL

Book a Viewing!

£340,000

An attractive and traditional three bedroom detached home, ideally positioned within the highly soughtafter Uphill area of Lincoln, enjoying an enviable location within easy reach of the Cathedral Quarter, historic Bailgate and Lincoln County Hospital. Offering spacious and well maintained accommodation throughout, the property retains a wealth of attractive original period features, perfectly complemented by generous proportions and an adundance of character. The accommodation briefly comprises an Entrance Porch, welcoming Entrance Hall, elegant Lounge with bay window, separate Dining Room with direct access onto the garden, and a fitted Kitchen. To the First Floor, the Landing provides access to Three well appointed Bedrooms, a spacious Four Piece Family Bathroom and an additional separate WC. Occupying a generous plot of approximately 0.12 acres (STS), the property enjoys substantial driveways to the front providing ample off-road parking, while the established and enclosed rear gardens offer an excellent degree of privacy and provide an attractive setting for outdoor entertaining and relaxation. Viewing is highly recommended.

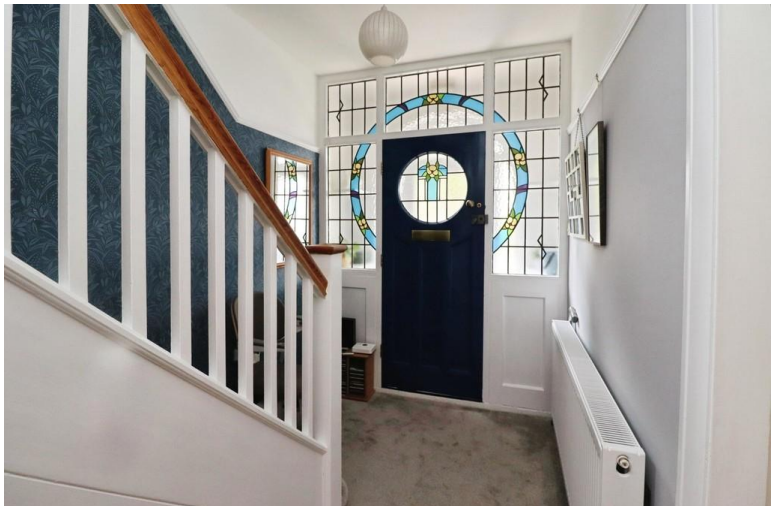




113 Wragby Road, Lincoln, LN2 4PL







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 Lincoln Bishop University.

ACCOMMODATION

PORCH
With tiled flooring and original door with stained glass insert and complimenting side stained glass windows into the entrance hall.

ENTRANCE HALL
With staircase rising to the first floor, under stairs storage cupboard, picture rail and radiator.

LOUNGE
13' 5" x 11' 5" (4.10m x 3.49m) With double glazed bay window to the front aspect, gas fire set within original decorative fire surround, picture rail and radiator.









DINING ROOM
11' 11" x 11' 10" (3.65m x 3.63m) With double glazed bay window with French doors to the rear garden, gas fire set within original decorative fire surround, storage cupboard, picture rail and radiator.

KITCHEN DINER
16' 0" x 9' 5" (4.89m x 2.88m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for cooker, fridge, freezer, washing machine and slimline dishwasher, tiled flooring and splashbacks, two radiators, double glazed window to the side aspect and double glazed door to the garden.

FIRST FLOOR LANDING
With stained glass window to the side aspect and radiator.

BEDROOM 1
12' 1" x 11' 5" (3.69m x 3.49m) With double glazed bay window to the front aspect, exposed floorboards and radiator.

BEDROOM 2
11' 11" x 11' 10" (3.65m x 3.63m) With double glazed window to the rear aspect, exposed floorboards and radiator.

BEDROOM 3
8' 3" x 7' 10" (2.53m x 2.41m) With double glazed window to the front aspect and radiator.

BATHROOM
13' 0" x 9' 4" (3.98m x 2.86m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled splashbacks, laminate flooring, Velux window, double glazed window to the side aspect and radiator.

ADDITIONAL WC
With close coupled WC, wash hand basin, tiled splashbacks, double glazed window to the side aspect and radiator.

OUTSIDE
The property sits on a generous plot of approximately 0.12 acres (STS). To the front there is a block paved and concrete driveway providing off-street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, well stocked flowerbeds, mature shrubs and trees.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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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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.

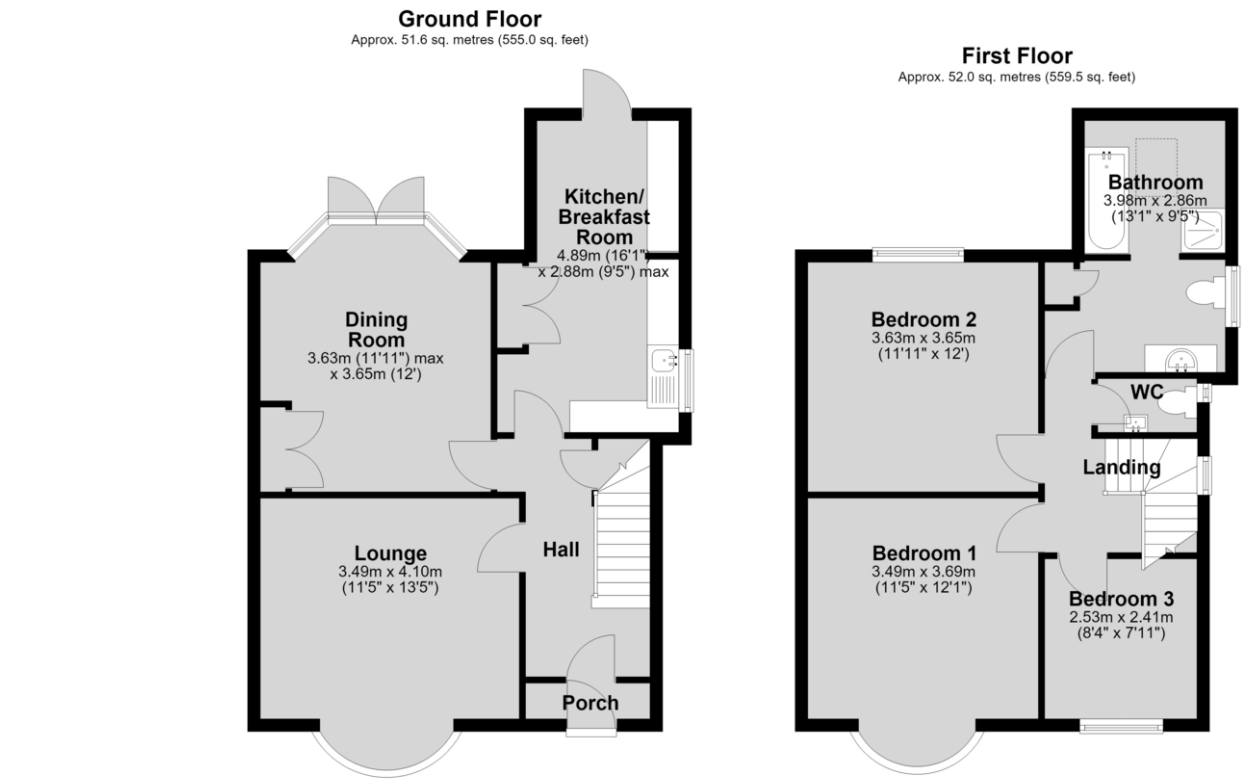
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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:

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.

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The Property Ombudsman