



## 8 Ropewalk

Wragby, Market Rasen, LN8 5YA



Book a Viewing!

**£190,000**

Situated in the convenient and popular village of Wragby, a well presented Two Bedroom Detached Bungalow. The property has accommodation comprising of an Entrance Hall, Lounge with bay window, modern fitted Kitchen, Conservatory, Two well appointed Double Bedrooms and Shower Room. Outside there is a gravelled front garden, long driveway for multiple vehicles, single garage and a low maintenance enclosed rear garden. Viewing is highly recommended. NO CHAIN.





**SERVICES**

Electric, water and sewerage mains services available. Oil central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B.

**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.



## ENTRANCE HALL

With airing cupboard.

## LOUNGE

14' 7" x 10' 4" (4.46m x 3.17m) With double glazed bay window to the front aspect and radiator.

## KITCHEN

12' 8" x 9' 6" (3.87m x 2.92m) Fitted with a range of wall and base units with work surfaces over, twin ceramic sinks with mixer tap over, spaces for cooker, fridge, freezer and washing machine, tiled flooring, splashbacks, radiator and double glazed windows to the side and front aspects.

## BEDROOM 1

13' 0" x 10' 4" (3.97m x 3.17m) With double glazed window to the rear aspect and radiator.

## BEDROOM 2

10' 8" x 9' 6" (3.26m x 2.92m) With double glazed patio door to the conservatory, laminate flooring and radiator.

## CONSERVATORY

8' 11" x 8' 1" (2.74m x 2.48m) With double glazed French doors to the rear garden.

## SHOWER ROOM

Fitted with a three piece suite comprising of a shower cubicle, wash hand basin, close coupled WC, chrome towel radiator, double glazed window to the side aspect, tiled walls and flooring.



## OUTSIDE

To the front of the property there is a gravelled garden with shrubs inset. There is a generous driveway providing off street parking for multiple vehicles and access to the single garage. The garage has up-and-over door to the front, personnel door to the rear, light and power. To the rear there is an enclosed garden landscaped for ease of maintenance with gravelled and paved areas.

### 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](http://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 & Co., Taylor Rose, Bridgeway McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

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

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.

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

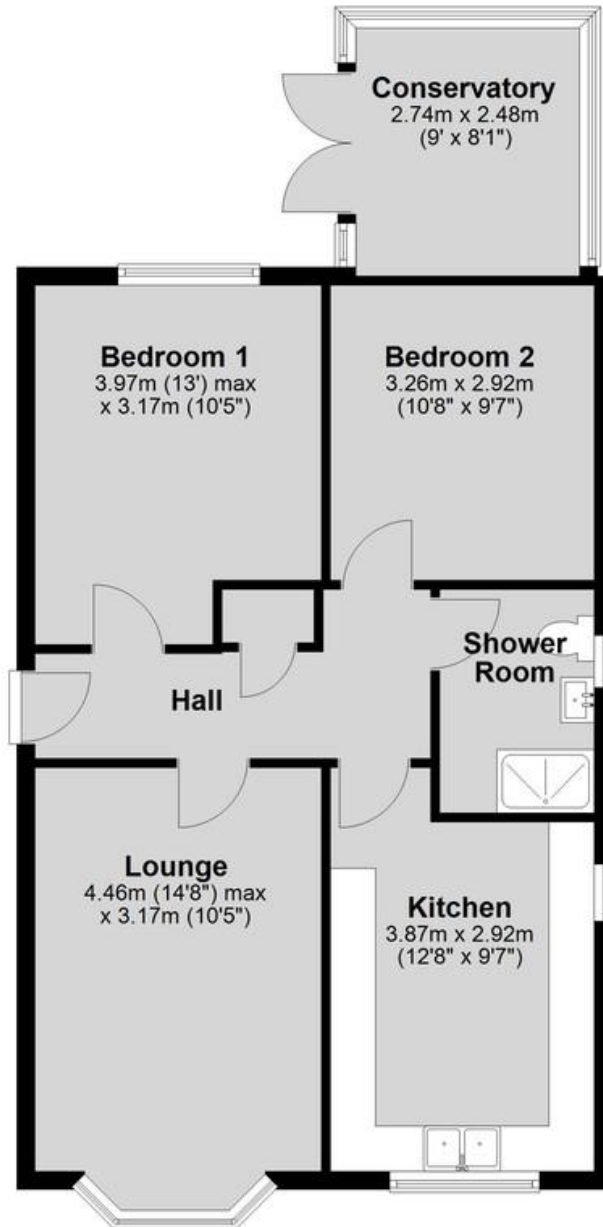
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 River Street, Lincoln, LN2 1AS.



## Ground Floor

Approx. 65.4 sq. metres (703.8 sq. feet)



Total area: approx. 65.4 sq. metres (703.8 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.