



**113 Wragby Road**

Lincoln, LN2 4PL



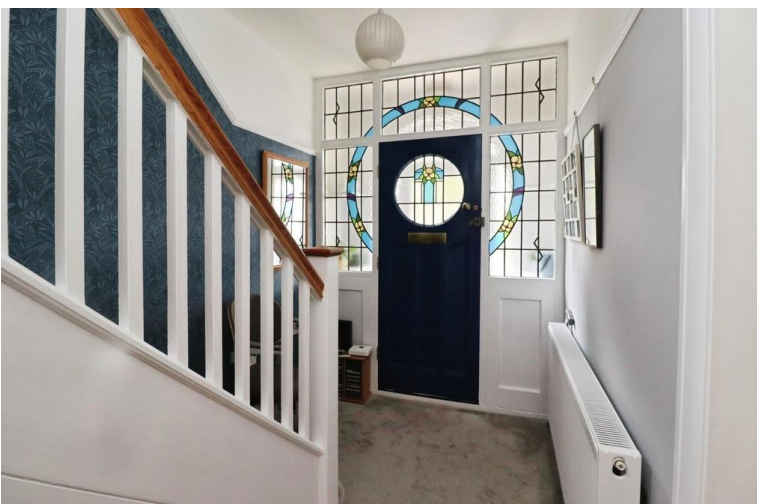
Book a Viewing!

**£350,000**

An attractive and traditional three bedroom detached home, ideally positioned within the highly sought after 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 abundance 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 drive ways 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.







#### 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** – to follow.

**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](#)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

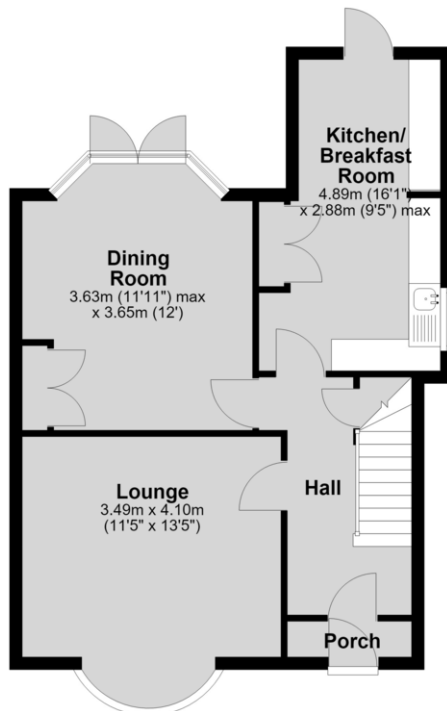
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever 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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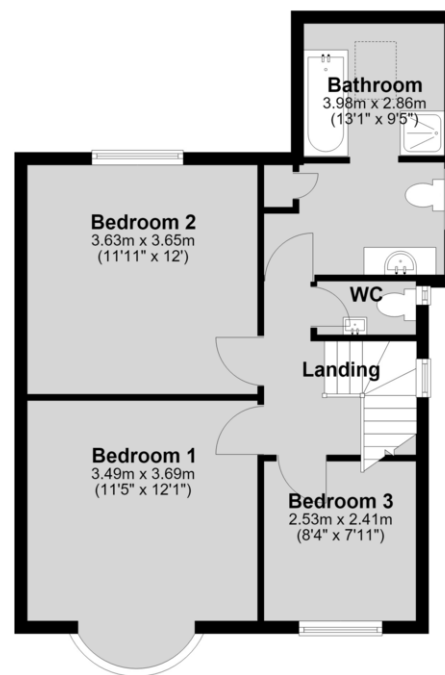
### Ground Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



### First Floor

Approx. 52.0 sq. metres (559.5 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.



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