



## 1 Jubilee Drive

Wragby, Market Rasen, LN8 5RH



Book a Viewing!

**£135,000**

Situated in the popular Market Town of Wragby to the East of the Cathedral City of Lincoln. This well-presented Two Bedroom End Terrace offers comfortable and inviting living accommodation, briefly comprising of a Porch, Lounge, fitted Kitchen, Utility Room and Stairs rising to the First Floor Landing leading to Two Bedrooms and a Bathroom. Outside there is a lawned front garden and a low maintenance rear garden, together with the benefit of a garage in a nearby block. An ideal purchase for a first time buyer, the property is offered with NO ONWARD CHAIN and an early viewing is highly recommended.



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#### **SERVICES**

Mains electricity, water and drainage. Oil central heating.

**EPC RATING** – D.

**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

### PORCH

With radiator and laminate flooring.

### LOUNGE

14' 9" x 13' 3" (4.50m x 4.04m) With staircase to the first floor, double glazed window to the front aspect, electric fire set within a feature fireplace, laminate flooring and radiator.

### KITCHEN

13' 2" x 6' 10" (4.03m x 2.09m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and fridge freezer, tiled flooring and splashbacks, radiator and a double glazed window to the rear aspect.

### UTILITY ROOM

With door to the rear garden, oil fired central heating boiler (replaced in 2021), tiled flooring and splashbacks.

### FIRST FLOOR LANDING

With airing cupboard.

### BEDROOM 1

13' 2" x 10' 8" (4.02m x 3.26m) With double glazed window to the front aspect and radiator.

### BEDROOM 2

11' 4" x 7' 2" (3.47m x 2.20m) With double glazed window to the rear aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled splashbacks and a double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a lawned garden. To the rear there is an enclosed low maintenance garden with a block paved area and a raised gravelled flower bed. There is a single garage in a block to the rear of the property.



#### 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 and Co, Bridge 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.

Coverings 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

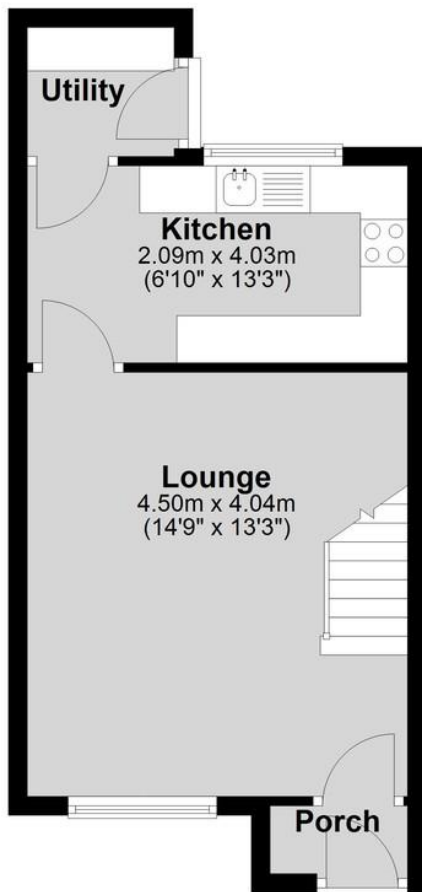
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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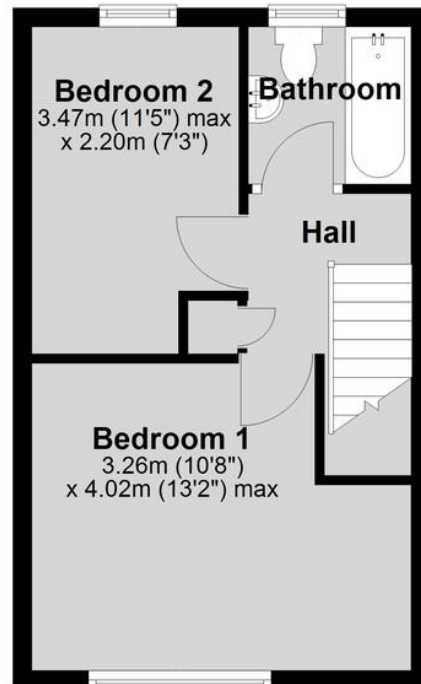
## Ground Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



## First Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 57.9 sq. metres (623.6 sq. feet)

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 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.

