



## 10A Sawmill Lane

Wragby, Market Rasen, LN8 5PU



Book a Viewing!

**£160,000**

A modern Two Bedroom Mid Terrace House offered for sale with No Onward Chain, situated in the popular Village of Wragby. This home would make an ideal purchase for first time buyers or investors. Internal accommodation briefly comprises of Entrance Hallway, doakroom/WC, Lounge, Kitchen Diner and Stairs rising to a First Floor Landing leading to Two Bedrooms and a Bathroom. Outside there are two allocated parking spaces to the front and a secure rear garden with patio and gravel areas.







#### **SERVICES**

Mains electricity, water and drainage. Oil central heating.

**EPC RATING** — C.

**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

### ENTRANCE HALL

6' 8" x 3' 7" (2.05m x 1.1m) With UPVC front door, laminate flooring, radiator and access to the lounge and cloakroom/WC.

### CLOAKROOM/WC

5' 1" x 3' 7" (1.55m x 1.1m) With pedestal wash basin, WC, towel radiator and laminate flooring.

### LOUNGE

15' 5" x 13' 6" (4.71m x 4.14m) With UPVC double glazed window, carpet, radiator, access to the kitchen diner and staircase to the first floor landing.



### KITCHEN/DINER

9' 2" x 13' 6" (2.81m x 4.14m) Fitted with a range of wall and base units, work surfaces, tiled splashbacks, stainless steel sink with drainer and mixer tap, integrated electric oven with hob and extractor over, spaces for washing machine and dishwasher, radiator, vinyl flooring, wall mounted oil boiler, UPVC window to the rear and UPVC French doors opening onto the rear garden.

### FIRST FLOOR LANDING

7' 0" x 7' 4" (2.14m x 2.24m) With loft hatch and access to two bedrooms and bathroom.



### BEDROOM 1

8' 8" x 13' 10" (2.66m x 4.23m) With UPVC window to the rear, carpet and radiator.

### BEDROOM 2

11' 6" x 14' 0" (3.52m x 4.29m) With UPVC window to the front, carpet, radiator and two built-in storage cupboards.

### BATHROOM

6' 5" x 6' 3" (1.97m x 1.91m) With suite to comprise of bath with shower over, pedestal wash basin and WC, tiled splashbacks, vinyl flooring, spotlights, radiator, extractor and UPVC window.



### OUTSIDE

To the front of the property there are two allocated parking spaces and a small lawned area with a pathway leading to the entrance. The secure rear garden is enclosed by fencing and features a patio, gravelled area, shed, mature shrubs and borders, gated rear access and an oil tank.

**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.

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.

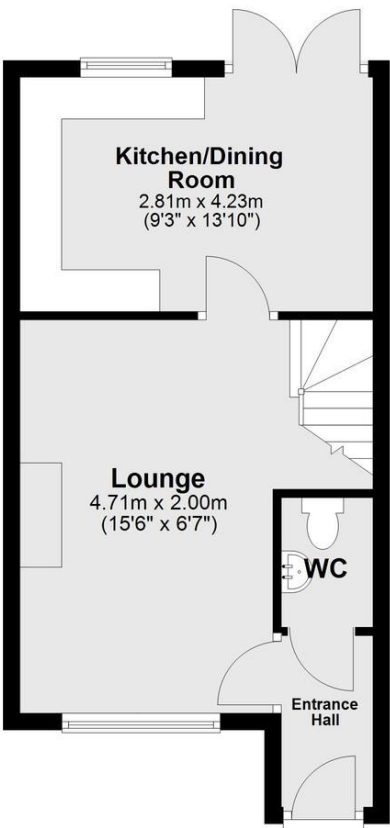
**NOTE**  
1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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:

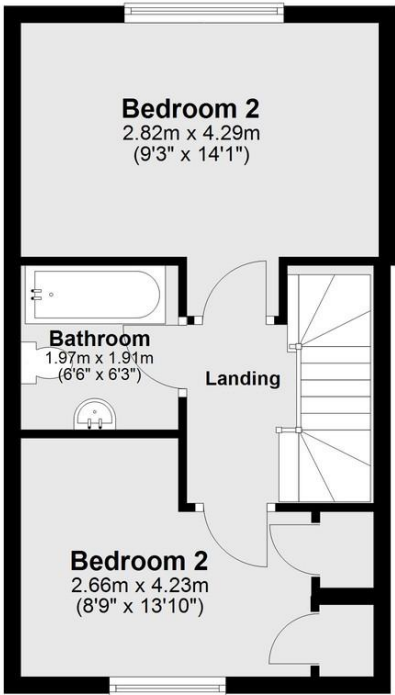
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition 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.

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Ground Floor



First Floor



Total area: approx. 65.8 sq. metres (708.3 sq. feet)  
10a Sawmill

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 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.

