



18 Manor Drive

Wragby, Market Rasen, LN8 5SL

£315,000

A four bedroom detached house situated on a quiet cul-de-sac within the popular village of Wragby, just a short walk from the village centre and local primary school, making this an ideal family home. Recently updated by the current vendor, the property now boasts a large open-plan kitchen diner with double doors leading to the rear garden. The well-presented living accommodation also includes a Hallway, Lounge, modern fitted Kitchen, Utility Room, good sized Family Room, Downstairs WC, and a First Floor Landing leading to four Bedrooms, including a Main Bedroom with En-suite Shower Room and a Family Bathroom. Outside, there is a driveway providing off-street parking to the front of the property, with access to the side leading to a good-sized lawned rear garden. Viewing of this property is highly recommended.





SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

EPC RATING — D

COUNCIL TAX BAND — D

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Wragby offers a wide range of local shops and amenities and is also within easy access to Market Rasen, Horncastle and the historic Cathedral and University City of Lincoln.



ACCOMMODATION

HALL

With UPVC door, solid wood flooring, understairs storage cupboard, stairs to First Floor and radiator.

LOUNGE

16' 5" x 11' 5" (5m x 3.48m), with UPVC double glazed window, electric wall light and two radiators.

KITCHEN DINER

9' 9" x 19' 9" (2.97m x 6.02m), with UPVC double glazed window and double doors into the rear garden, fitted with a range of wall and base units with drawers and work surfaces over, a breakfast bar, porcelain sink and drainer, integral double oven, ceramic hob, integrated wine cooler, space for fridge freezer, LED spotlighting and radiator.

UTILITY ROOM

8' 4" x 6' 11" (2.54m x 2.11m), with UPVC double glazed door and window, tiled flooring, wall and base units with work surfaces over, plumbing/spaces for washing machine and tumble dryer and radiator.

FAMILY ROOM

18' 1" x 8' 4" (5.51m x 2.54m), with UPVC double glazed window, radiator and storage cupboard housing the oil-fired central heating boiler.

W.C

With UPVC double glazed window, tiled flooring, low level WC, wash hand basin and radiator.

FIRST FLOOR LANDING

With bannister rail, access to roof void and airing cupboard housing the hot water cylinder.

BEDROOM 1

12' 3" x 11' 5" (3.73m x 3.48m), with UPVC double glazed window, built-in wardrobe and radiator.

EN-SUITE

9' 9" x 4' 8" (2.97m x 1.42m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

BEDROOM 2

10' 3" x 9' 0" (3.12m x 2.74m), with UPVC double glazed window and radiator.

BEDROOM 3

15' 3" x 8' 4" (4.67m x 2.55m), with UPVC double glazed window and radiator.

BEDROOM 4

8' 3" x 6' 10" (2.51m x 2.08m), with two UPVC double glazed windows and radiator.

BATHROOM

8' 0" x 5' 7" (2.44m x 1.7m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath, part-tiled walls, heated towel rail and extractor fan.





OUTSIDE

To the front of the property there is a lawned area, a driveway providing off-street parking and an additional gravelled parking space. A gate to the side of the property leads to the generous-sized lawned rear garden with artificial grass seating area and garden shed.

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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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J. Walter 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.

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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.

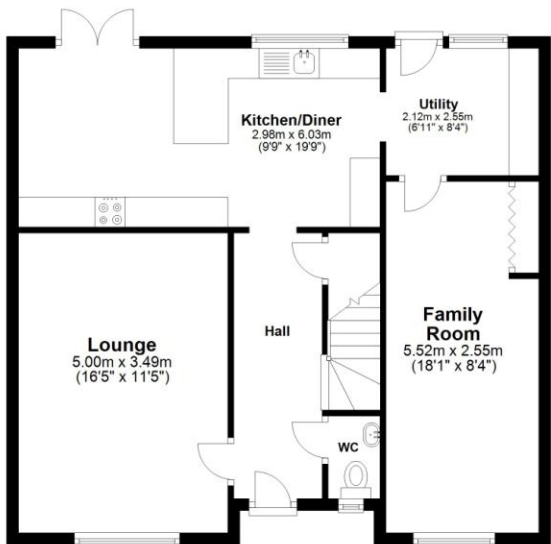
GENERAL

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

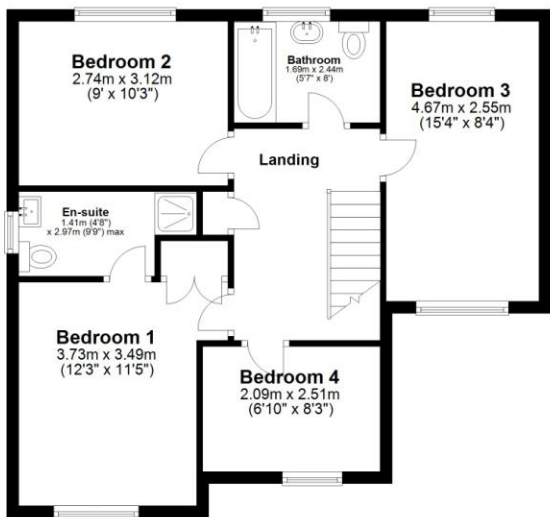
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

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.

