



40 Honeysuckle Lane

Wragby, Market Rasen, LN8 5AL

£180,000

An immaculately presented two double bedroom modern end town house, situated in a quiet cul-de-sac courtyard location with allocated parking and a single garage. Internally the property offers living accommodation briefly comprising of Entrance Hall with stairs to the First Floor, Downstairs Cloakroom, good-sized Lounge Diner with a fitted Kitchen off and double doors to the Conservatory and a First Floor Landing leading to two Double Bedrooms and a Bathroom. To the rear of the property there is a lawned garden with a patio seating area. The property is being sold with No Onward Chain.





SERVICES

Mains electricity, water and drainage. Electric 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 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

ENTRANCE HALL

With external door, stairs to First Floor and radiator.

CLOAKROOM

With low level WC, wash hand basin and radiator.

LOUNGE/DINER

20' 10" x 10' 5" (6.35m x 3.18m), with double glazed window and two radiators.

KITCHEN

8' 4" x 6' 10" (2.54m x 2.08m), with double glazed window, tiled flooring, fitted with a range of wall and base units with drawers and work surfaces over, stainless steel sink and drainer, integral oven, four ring ceramic hob with extractor fan over, integrated dishwasher, plumbing/space for a washing machine and space for fridge freezer.



CONSERVATORY

11' 1" x 8' 6" (3.38m x 2.59m), with UPVC double glazed windows and double doors, laminate flooring, wall lighting and power points.

FIRST FLOOR LANDING

With double glazed window, radiator, storage cupboard and airing cupboard housing the hot water cylinder.



BEDROOM 1

11' 7" x 9' 7" (3.53m x 2.92m), with two double glazed windows, built-in wardrobe and radiator.

BEDROOM 2

11' 7" x 8' 1" (3.53m x 2.46m), with double glazed window and radiator.

BATHROOM

6' 8" x 5' 10" (2.03m x 1.78m), with double glazed window, vinyl flooring, low level WC, wash hand basin, walk-in shower, radiator, part-tiled walls, panel boarding and extractor fan.



OUTSIDE

To the front of the property there is an allocated parking space which also gives access to the single garage which is located under the coach house opposite the property. There is a path to the side of the property with a gate leading to the rear which is laid mainly to lawn with a patio area and a range of mature shrubs.



WEBSITE

Our detailed website show 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

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

SMS & 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.

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

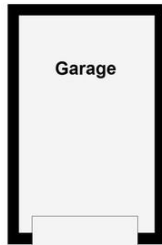
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

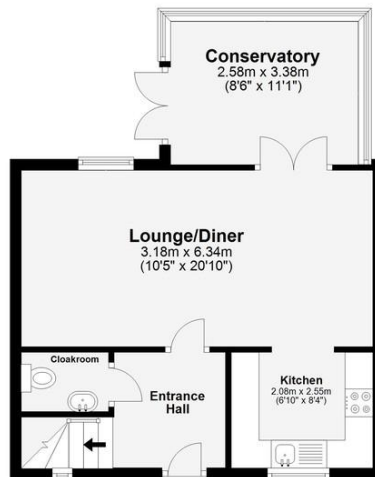
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

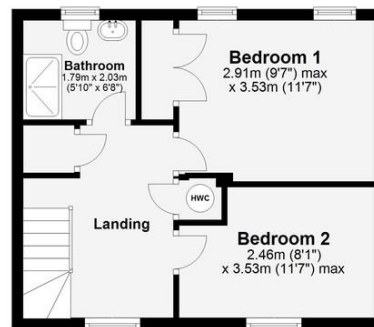
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor
Approx. 52.7 sq. metres (566.8 sq. feet)



First Floor
Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 86.6 sq. metres (932.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
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 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.

