



42 Carpenters Close

Wragby, Market Rasen, LN8 5JT

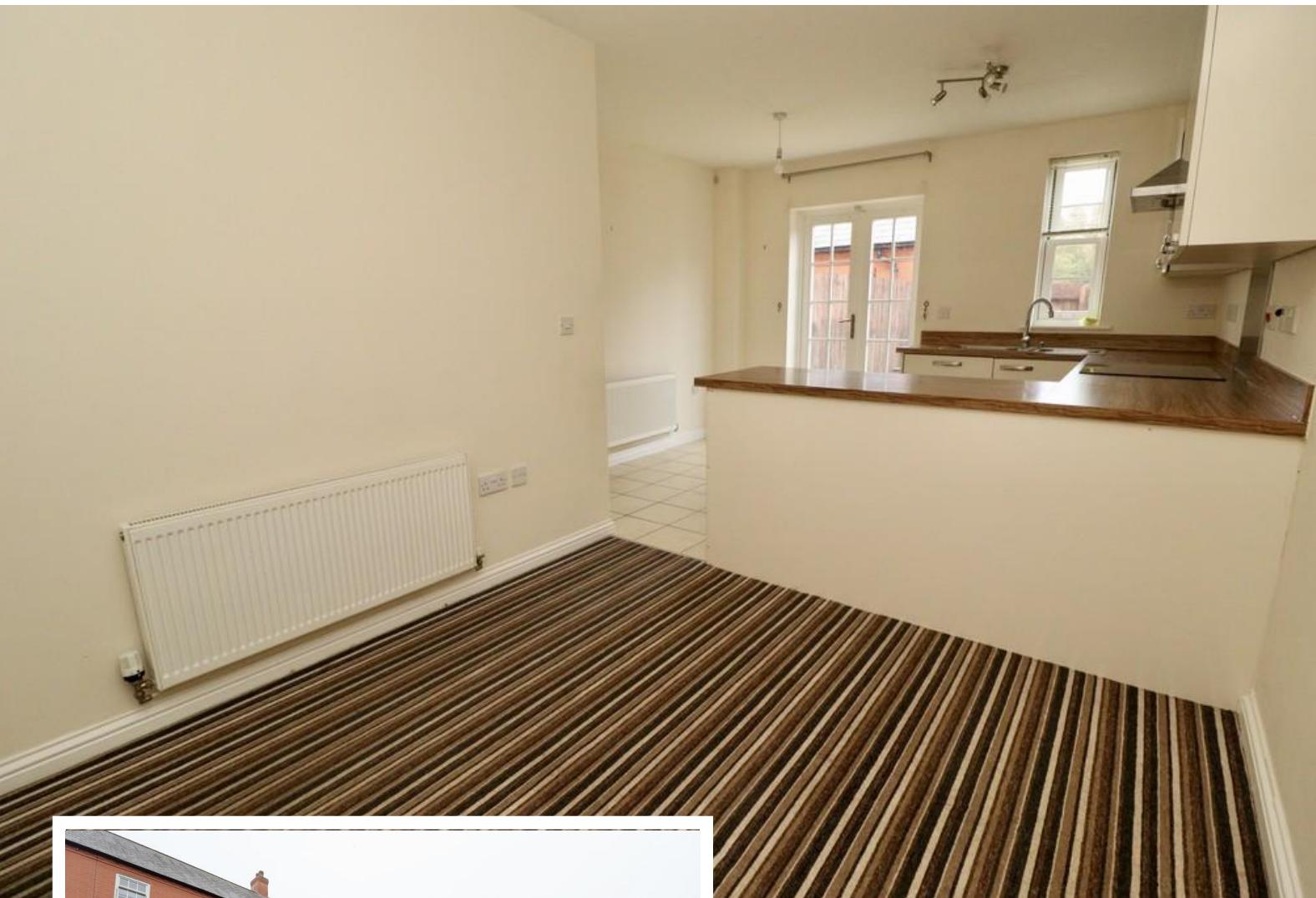


Book a Viewing!

£185,000

A spacious modern Three Bedroom Town House in the popular village of Wragby, with well presented living accommodation spread across three floors. The accommodation on offer comprises of Entrance Hall, Cloakroom/WC, Kitchen, Dining Room, a First Floor Landing leading to a Lounge, third Bedroom and Family Bathroom, and a Second Floor Landing leading to two further Bedrooms, both with En-suite Shower Rooms. Outside there are low maintenance front and rear gardens and a single garage to the rear. Viewing is highly recommended. NO CHAIN.





SERVICES

All mains services available. Electric storage heating.

Service charge – Approximately £45.00 per quarter.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING – D.

COUNCIL TAX BAND – C.

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

HALL

With staircase to the first floor and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashback and radiator.

DINING ROOM

9' 3" x 8' 7" (2.84m x 2.63m) With radiator.

KITCHEN

12' 1" x 9' 7" (3.69m x 2.93m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap, electric oven and hob with extractor fan, space for washing machine, integrated dishwasher, tiled flooring, double glazed window to the rear aspect, double glazed French doors to the garden, under stairs storage cupboard and radiator.

FIRST FLOOR LANDING

With staircase to the second floor, airing cupboard, double glazed window to the front aspect and radiator.

LOUNGE

14' 2" x 11' 4" (4.32m x 3.46m) With two double glazed windows to the rear aspect and two radiators.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower and glass shower screen, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the rear aspect.

BEDROOM 3

12' 4" x 8' 4" (3.78m x 2.55m) With double glazed window to the front aspect and radiator.

FIRST FLOOR LANDING

With radiator.

BEDROOM 1

11' 5" x 14' 0" (3.50m x 4.28m) With two double glazed windows to the rear aspect, two radiators and double fitted wardrobe.

EN -SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the rear aspect.

BEDROOM 2

12' 2" x 12' 2" (3.73m x 3.72m) With double glazed window to the front aspect and radiators.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the rear aspect.





OUTSIDE

The property has a gravelled garden to the front behind fencing. To the rear there is an enclosed paved garden. There is a single garage 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

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, Ringos 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 Walker and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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:

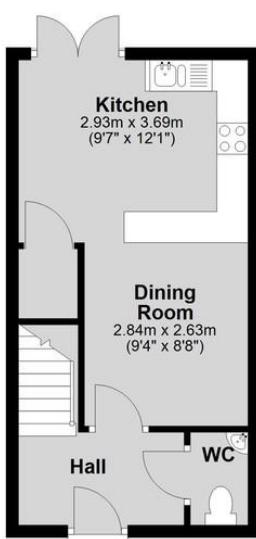
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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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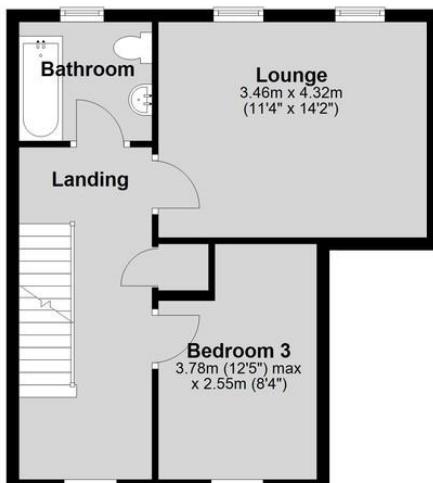
Ground Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



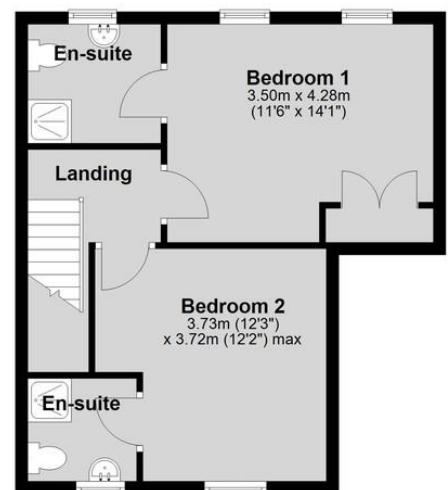
First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Second Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 109.7 sq. metres (1181.1 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 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.