



50 Honeysuckle Lane

Wragby, Market Rasen, LN8 5AL



Book a Viewing!

£135,000

A fantastic opportunity for first time buyers looking to get onto the property ladder or investors seeking a ready-to-go addition to their portfolio. This two bedroom detached freehold coach house is positioned within a quiet cul-de-sac and is offered for sale with no onward chain. Well-presented and ready to move straight into, the property offers bright and practical accommodation with the added benefit of an attached garage and allocated parking. Its detached design provides additional privacy compared to many similar properties, making it an appealing and versatile purchase. The accommodation comprises of an entrance hall with stairs rising to the first floor landing, open plan living kitchen space, two bedrooms and a bathroom. Externally, the property benefits from an attached garage and allocated parking space.





SERVICES

Main electricity, water and drainage. Electric 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 fayres throughout the year.



ENTRANCE HALL

Accessed via a UPVC entrance door to the front aspect with radiator and stairs rising to the first floor landing.

FIRST FLOOR LANDING

With radiator, a useful storage cupboard housing the hot water cylinder, electric boiler and water tank and access to the loft space, two bedrooms, the open plan living and kitchen space and the bathroom.

OPEN PLAN LIVING & KITCHEN

17' 11" x 15' 2 max" (5.46m x 4.62m) A bright and sociable open plan space with two timber double glazed windows to the front aspect and two radiators. The kitchen area is fitted with a range of wall and base cupboards with laminate worktops and tiled splashbacks, 1½ bowl stainless steel sink with mixer tap, electric hob with extractor over and electric oven below, integrated dishwasher and spaces for a washing machine and fridge/freezer, ample space for both dining and lounge furniture and also benefits from a built-in storage cupboard and spotlights.



BEDROOM 1

10' 11 max" x 10' 9" (3.33m x 3.28m) With timber double glazed window to the front aspect, radiator and built-in wardrobe storage.

BEDROOM 2

10' 9 max" x 7' 1" (3.28m x 2.16 m) With timber double glazed window to the front aspect and radiator, ideal as a guest room, nursery or home office.



BATHROOM

Fitted with a three piece suite comprising of a close coupled WC, pedestal wash hand basin and bath with mains shower over, tiled splashbacks, radiator, extractor fan, shaver point and useful storage.

GARAGE

18' 0" x 12' 4 max" (5.49m x 3.76m) With manual up-and-over door, power and lighting.

OUTSIDE

To the front of the property there is an allocated parking space.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local areas 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 - HOW WE MAY REFER YOU TO

SIS & Esteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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 Calum 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 556098 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.

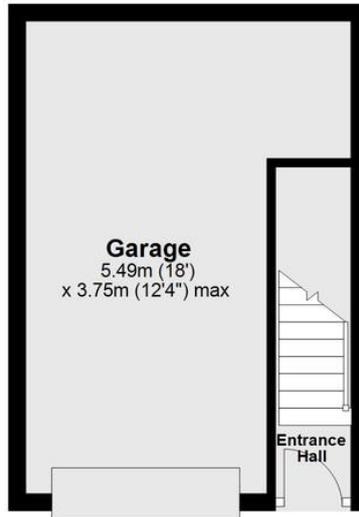
GENERAL

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 no other guarantee.

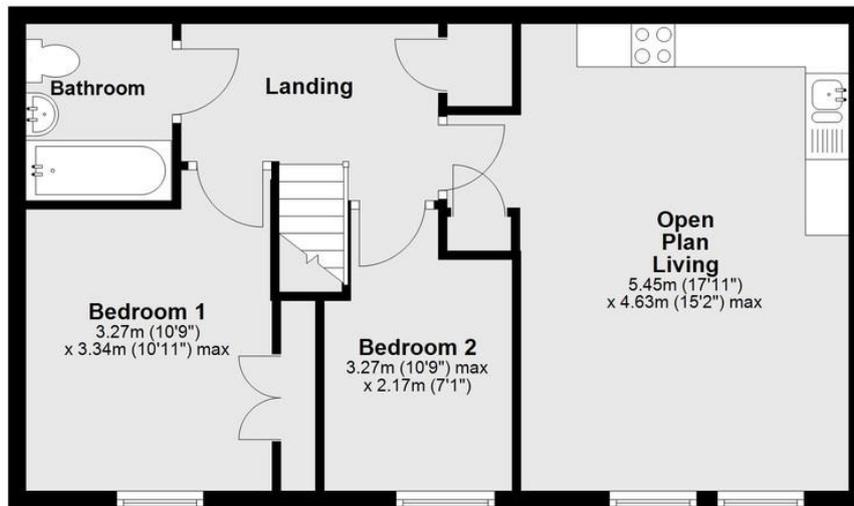
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition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

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor



First Floor



Total area: approx. 72.2 sq. metres (776.9 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 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.