



6 Willow Court, Cemetery Road

Wragby, Market Rasen, LN8 5PA



Book a Viewing!

£190,000

A modern two-bedroom semi-detached property positioned within the popular market town of Wragby. The property has internal accommodation comprising an Open Plan Kitchen/Living Area and ground floor WC, with stairs rising to the first floor landing giving access to two well-appointed Bedrooms and a Bathroom. Outside there is an allocated parking space to the front and a garden to the rear. Viewing of the property is highly recommended.





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

KITCHEN

9' 10" x 13' 5" (3.00m x 4.10m) Fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob with extractor above, spaces for a washing machine and fridge freezer, wall-mounted cupboards with complementary splashbacks, uPVC window and door to the front aspect, uPVC window to the side aspect, door leading to the WC and open plan through to the living area.





LOUNGE

16' 4" x 13' 5" (5.00m x 4.10m) With uPVC doors leading to the rear garden, stairs rising to the first floor landing and radiator.

WC

With suite comprising WC and wash hand basin.

LANDING

Giving access to two bedrooms and the bathroom.

BEDROOM 1

13' 5" x 9' 10" (4.10m x 3m) With uPVC window to the rear aspect, Velux window and radiator.



BEDROOM 2

9' 10" x 13' 5" (3.02m x 4.10m) With uPVC window to the front aspect, Velux window and radiator.

BATHROOM

5' 4" x 5' 3" (1.65m x 1.62m) With suite comprising bath, WC and wash hand basin and a heated towel radiator.

OUTSIDE

To the front of the property there is a block-paved allocated parking space and a small gravelled area. To the rear there is a paved seating area and lawned garden.



KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage. Electric Heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

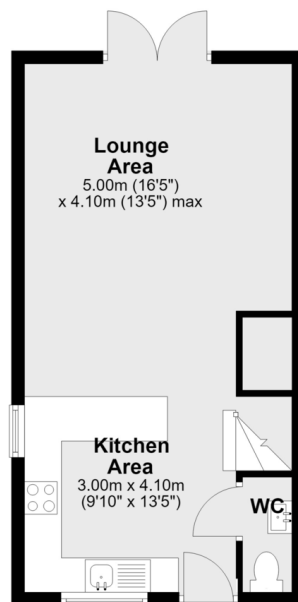
MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





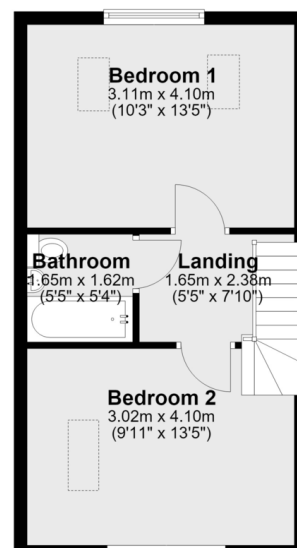
Ground Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 65.9 sq. metres (709.7 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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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

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