



## 25 Wheatsheaf Drive

Wragby, LN8 5AH



Book a Viewing!

**£235,000**

Situated in the popular market town of Wragby, this modern and immaculately presented three bedroom detached home offers spacious and well appointed accommodation, ideal for family living. The internal accommodation briefly comprises an inviting Entrance Hall, Cloakroom/WC, generous Lounge, separate Dining Room and a stylish Kitchen/Diner. To the first floor are three well proportioned Bedrooms and a contemporary Family Bathroom. Outside, the property benefits from a driveway providing off street parking and a partially converted garage, retaining useful storage space. A particular feature of this delightful home is the beautifully established gardens to both the front and rear, thoughtfully landscaped with mature planting to provide an attractive and private outdoor setting, perfect for relaxing and entertaining. Offering a wonderful combination of modern living and exceptional outdoor space in a sought after location, early viewing is highly recommended to fully appreciate everything.







#### LOCATION

Wragby is a thriving market town situated on the edge of the scenic Lincolnshire Wolds, an Area of Outstanding Natural Beauty, approximately 11 miles east of the Cathedral City of Lincoln. The town offers an excellent range of everyday amenities including independent shops, supermarkets, cafés, public houses, a medical centre, pharmacy and primary school, creating a welcoming community for families, professionals and retirees alike. Wragby also benefits from excellent road links to Lincoln, Louth, Market Rasen and Horncastle, while the surrounding countryside provides an abundance of walking, cycling and outdoor leisure opportunities, making it an ideal location for those seeking a balance between rural living and modern convenience.

#### ACCOMMODATION

##### ENTRANCE HALL

With double glazed window to the side aspect and radiator.

##### CLOAKROOM/WC

With close coupled WC, wash hand basin, tiled splashbacks, spotlights, radiator and double glazed window to the side aspect.





#### LOUNGE

14' 7" x 14' 6" (4.46m x 4.43m) With staircase to the first floor, under stairs storage cupboard, double glazed window to the front aspect and radiator.

#### DINING ROOM

With double glazed French doors to the rear garden, laminate flooring and tall radiator.

#### KITCHEN/DINER

14' 7" x 9' 6" (4.46m x 2.92m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, spaces for fridge freezer and washing machine, cupboard housing the gas fired wall mounted central heating boiler, spotlights, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.



#### FIRST FLOOR LANDING

With radiator.

#### BEDROOM 1

11' 3" x 8' 2" (3.44m x 2.49m) With double glazed window to the front aspect, fitted wardrobes and radiator.

#### BEDROOM 2

11' 3" x 8' 2" (3.45m x 2.51m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

8' 1" x 6' 2" (2.48m x 1.88m) With double glazed window to the front aspect and radiator.



#### BATHROOM

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

#### OUTSIDE

To the front of the property there is a neatly maintained lawned garden with mature shrubs. A driveway provides off-street parking and leads to the partially converted garage, which has been thoughtfully adapted to create additional internal space whilst retaining a useful storage area. The rear garden is a particular highlight of the property, offering a beautifully landscaped and well established outdoor retreat. Predominantly laid to lawn, it features a paved seating area beneath an attractive pergola, gravelled sections, mature shrubs, colourful flowerbeds and carefully considered planting, creating a private and tranquil setting that is perfect for relaxing or entertaining.







## KEY FACTS FOR BUYERS

### SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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](#)

#### 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 – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

#### 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

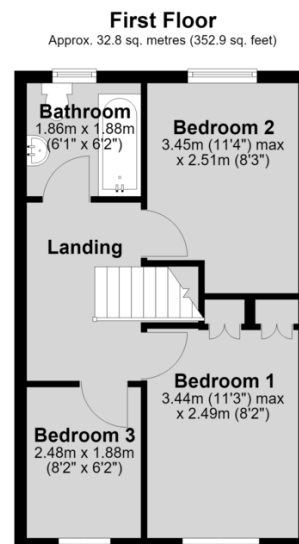
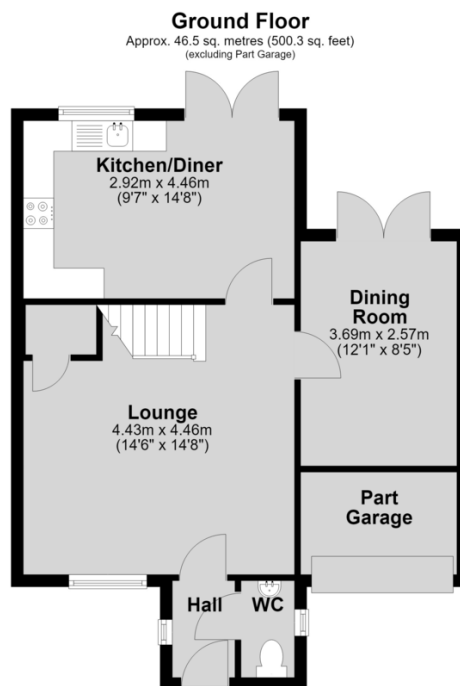
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 are for their own use and the vendors (Lessors) for whom they act as Agents given 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 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 herein as not verified.

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Total area: approx. 79.3 sq. metres (853.1 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 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.



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