



8 Station Mews

Wragby, LN8 5RR

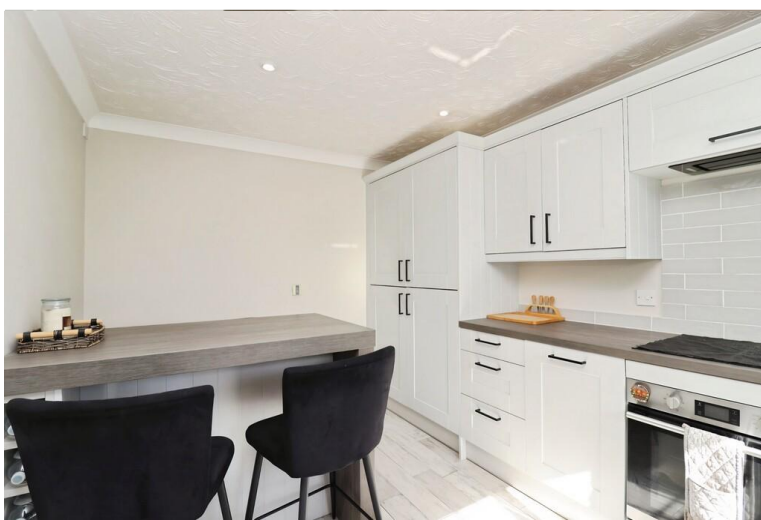


Book a Viewing!

£195,000

Three Bedroom Property offering an excellent opportunity for first time buyers or property investors. The property has been thoughtfully decorated and renovated throughout, providing well presented accommodation arranged over two floors. The property is situated in the popular village of Wragby, which offers a range of local amenities, shops, schools and bus services providing access towards Lincoln city centre. The accommodation includes a Kitchen/Dining Room, Living Room, Three Bedrooms and a Family Bathroom, together with a single garage, two allocated off-road parking spaces and enclosed outside space. The living room benefits from French doors opening onto the rear garden, together with a media wall and electric fireplace. The kitchen/dining room is fitted with a range of integrated appliances and also includes a freestanding breakfast bar island. Viewing is recommended to appreciate the accommodation and specification on offer.





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 laminate flooring, electric storage heater, external door to the front elevation, opening into the kitchen/dining room and living room, door to the bathroom, stairs rising to the first floor and under stair storage.

CLOAKROOM/WC

6' 5" x 3' 4" (1.96m x 1.02m) With laminate flooring, low level WC, wash hand basin, and towel radiator.

LIVING ROOM

10' 10" x 16' 5" (3.3m x 5m) With laminate flooring, electric storage heater, media wall with electric fireplace, uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the rear elevation.



KITCHEN/DINER

13' 10" x 8' 11" (4.22m x 2.72m) Fitted with a range of wall and base units with worktops over, integrated dishwasher, integrated stainless steel sink with drainer, integrated electric oven, integrated induction hob with extractor fan over, integrated fridge/freezer and integrated washing machine, tiled splashbacks, freestanding breakfast bar island, tiled flooring and uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING

With doors off and access to the roof void.

BEDROOM 1

13' 4" x 9' 2" (4.06m x 2.79m) With electric storage heater and uPVC double glazed window to the rear elevation.



BEDROOM 2

11' 4" x 8' (3.45m x 2.44m) With electric storage heater and uPVC double glazed window to the front elevation.

BEDROOM 3

8' x 7' 11" (2.44m x 2.41m) With laminate flooring, electric storage heater, uPVC double glazed window to the front elevation and storage cupboard.

BATHROOM

8' 5" x 7' (2.57m x 2.13m) With vinyl flooring, electric towel radiator, low level WC, wash hand basin, integrated bath with dual taps and integrated shower cubicle, uPVC double glazed frosted window to the rear elevation and tiling throughout.



GARAGE

Single garage with up-and-over door, power and lighting.

OUTSIDE REAR

The rear garden includes a lawned area and wooden decking, side access leading to the front of the property. There are also two allocated off-road parking spaces.

OUTSIDE FRONT

Lawn with hedgerow, side access to the rear and access to the single garage.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage services available. Electric storage heating.

EPC RATING – C.

COUNCIL TAX BAND – B (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

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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

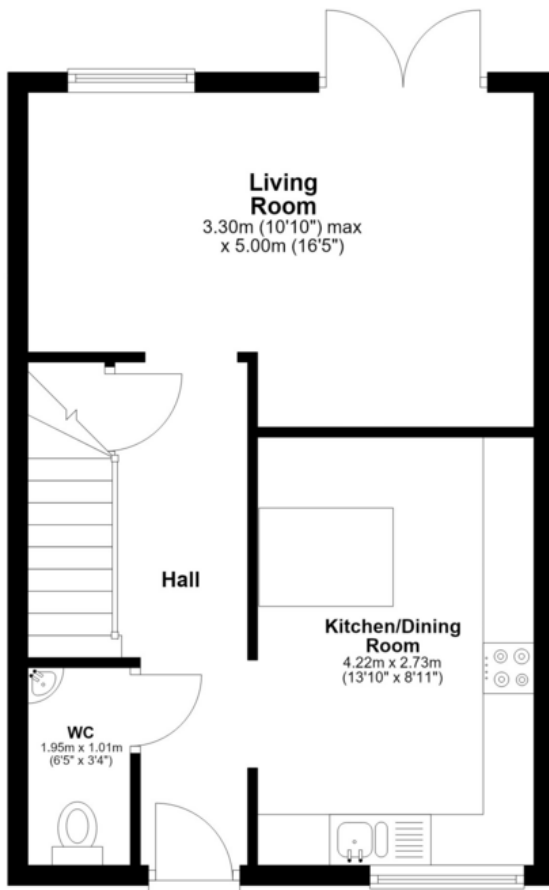
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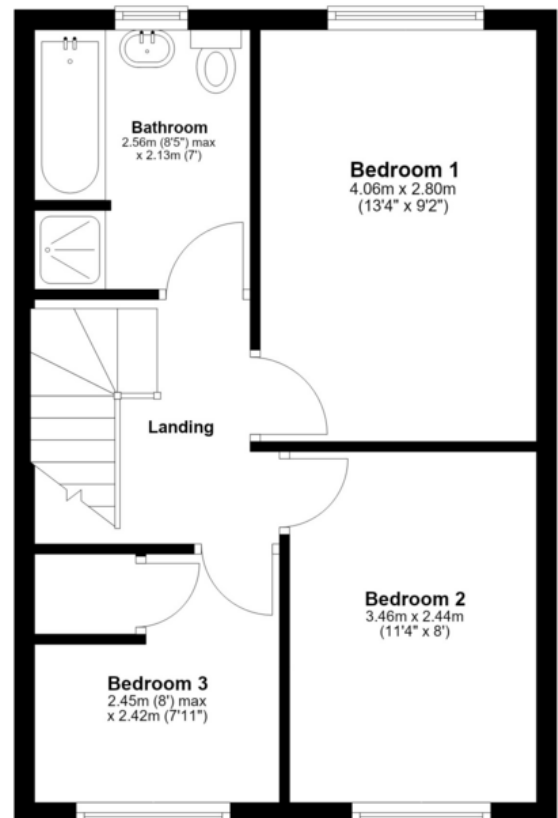
Ground Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 76.2 sq. metres (820.0 sq. feet)

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

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Plan produced using PlanUp.

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