



## 105 Wragby Road

Lincoln, LN2 4PG

**£479,950**

The property is situated in a prime uphill location on a generous corner plot on the corner of Egerton Road and Wragby Road and has stunning extensions to the side and rear. The property is a short walk away from the ever popular Bailgate, Castle and Cathedral Quarter. This extended and well presented family home offers spacious living accommodation briefly comprising of Entrance Hall, Dining Room, Lounge, Garden Room, Open Plan Living, Breakfast Kitchen, Cloakroom, Bedroom 5/Family Room, Wet Room and First Floor Landing leading to four Bedrooms, Family Bathroom and Separate WC. Outside the property has gardens to the front, side and rear. There is a driveway with electric gates accessed via Egerton Road providing off road parking and giving access to the detached garage. Pedestrian access to the front of the property is also obtained via Egerton Road. Viewing is a must to appreciate the extensive accommodation on offer in this spacious family home.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – D**

**LOCAL AUTHORITY - Lincoln City Council**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

**ACCOMMODATION**

**ENTRANCE PORCH**

With double opening doors to the front elevation.





#### ENTRANCE HALL

With external door and original stained glass windows to the front elevation, stairs to the first floor, radiator, under stairs storage cupboard and doors to lounge, dining room, open plan breakfast kitchen and bedroom 5/family room.

#### DINING ROOM

15' 3" x 13' 11" (4.65m x 4.24m) , with UPVC double glazed bay window with window seat to the front elevation, original feature fire surround with marble hearth and gas fire inset, radiator and coving to ceiling.

#### LOUNGE

13' 1" x 12' 1" (3.99m x 3.68m) , with feature stone fireplace with gas fire inset, radiator, coving to ceiling and opening to garden room.



#### GARDEN ROOM

11' 9" x 8' 9" (3.58m x 2.67m) , with UPVC double glazed French doors to the rear garden, vaulted ceiling with Velux windows, spotlighting and radiator.

#### BREAKFAST KITCHEN

18' 4" x 15' 2" (5.59m x 4.62m) , with UPVC double glazed window and external door to the rear elevation, tiled flooring with underfloor heating, fitted with an extensive range of wall, base units and drawers with granite work surfaces over, complementary tiled splashbacks, 1 1/2 bowl sink unit and drainer with mixer tap above, integral dishwasher, washing machine and tumble dryer, Rangemaster cooker with extractor fan oven, American style fridge freezer, integral microwave, breakfast bar, spotlighting, radiator and door to cloakroom.



#### CLOAKROOM

With UPVC double glazed privacy window to the rear elevation, tiled flooring, low level WC, wash hand basin with tiled splashbacks, heated towel rail and wall mounted Worcester gas fired central heating boiler.

#### BEDROOM 5 / FAMILY ROOM / OFFICE

11' 0" x 8' 6" (3.35m x 2.59m) , with UPVC double glazed window to the front elevation, radiator, spotlighting and door to the wet room.

#### WET ROOM

With UPVC double glazed window to the side elevation, low level WC, wash hand basin, mains shower with wet room flooring and drain, heated towel rail, fully tiled walls and extractor fan.



#### FIRST FLOOR LANDING

With UPVC double glazed window to the side elevation, banister rail, access to the roof void and doors to four bedrooms, family bathroom and separate WC.

#### BEDROOM 1

14' 10" x 11' 8" (4.52m x 3.56m) , with UPVC double glazed bay window to the front elevation, built-in wardrobes and dressing table, radiator and coving to ceiling.

#### BEDROOM 2

12' 0" x 11' 4" (3.66m x 3.45m) , with UPVC double glazed window to the rear elevation, built-in wardrobe and radiator.



### BEDROOM 3

8' 11" x 8' 6" (2.72m x 2.59m) , with UPVC double glazed window to the rear elevation and radiator.

### BEDROOM 4

9' 0" x 8' 0" (2.74m x 2.44m) , with UPVC double glazed window to the front elevation and radiator.

### FAMILY BATHROOM

With UPVC double glazed privacy window to the side elevation, tiled flooring, suite to comprise of wash hand basin, bath with tiled surround and shower cubicle with mains shower and tiled surround, heated towel rail and extractor fan.

### SEPARATE WC

With UPVC double glazed window to the side elevation and low level WC.

### OUTSIDE

To the front of the property there is a decorative gravelled garden with raised planters, a block paved pathway and gated access to the side elevation and rear garden. The rear garden has a blocked paved seating area with outside lighting and a tap, steps leading down to lawned gardens and flowerbeds with a wide range of mature plants, shrubs and trees. There is also a paved path leading to a raised patio seating area with LED lighting, a water feature and flowerbeds. The pathway leads to a further paved area with a barbecue, vegetable growing area with raised planters and a greenhouse. There is also gated access to the driveway, accessed via Egerton Road, which provides ample off road parking, electric gates and access to the detached garage.



### DETACHED GARAGE

18' 5" x 12' 5" (5.61m x 3.78m) , with up and over door, power, lighting and UPVC double glazed door and window to the rear garden.



Ground Floor

1st Floor

Total approx floor area: 160.6 m<sup>2</sup> (1729.1 ft<sup>2</sup>)  
Ground Floor: 98.9 m<sup>2</sup> (1065.0 ft<sup>2</sup>)  
1st Floor: 61.7 m<sup>2</sup> (664.1 ft<sup>2</sup>)

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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

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

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