



## 56 Wragby Road East

North Greetwell, Lincoln, LN2 4QY

**£350,000**

This is a four bedroomed refurbished detached family bungalow located in the village of North Greetwell, which lies to the east of the historic Cathedral and University City of Lincoln. The village is well served by the city and nearby villages of Nettleham, Reepham, Cherry Willingham and Fiskerton. The property will benefit from having easy access to the A46 Bypass (once completed) and in the agents opinion has the possibility for development to the rear of the property (subject to necessary planning permissions being granted). The internal accommodation briefly comprises of Entrance Porch, Inner Hallway, four Bedrooms, Lounge Diner, newly fitted Family Bathroom, Larger than average fitted Kitchen and Utility/Sun Room. Outside the property has a lawned garden and a large driveway providing off road parking and giving access to the rear of the property and the Detached Garage. To the rear of the property there are outbuildings, sheds, storage area, decorative gravelled beds, blocked paved area and lawned garden with trees.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — E.

**TENURE** - Freehold.

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

#### **DIRECTIONS**

Heading out of Lincoln along Wragby Road, continue over the roundabout into the village of North Greetwell and the property the property can then be located on the right hand side.

#### **LOCATION**

North Greetwell is located just to the north east of the historic Cathedral and University City of Lincoln. The neighbouring villages of Cherry Willingham, Reepham and Nettleham provide a range of local amenities including shops, schooling, leisure facilities and public houses and a regular bus service into Lincoln City Centre. There is also easy access to the A46 Lincoln Bypass.





#### ENTRANCE PORCH

7' 4" x 2' 10" (2.25m x 0.88m) , with stained glass window and door to the front aspect, window and door into the inner hallway and wooden flooring.

#### INNER HALLWAY

With covered radiator, wooden flooring, doors to lounge diner and 4 bedrooms and access to the roof void.

#### BEDROOM 1

11' 10" x 17' 3" (3.63m x 5.26m) , with UPVC window to the rear aspect, wooden flooring, radiator and centre fan and light.

#### BEDROOM 2

11' 11" x 12' 9" (3.65m x 3.89m) , with UPVC windows to the rear and side aspects, wooden flooring, radiator and fitted cupboard.

#### BEDROOM 3

9' 0" x 12' 9" (2.75m x 3.91m) , with UPVC window to the front aspect, radiator, wooden flooring and fitted cupboards.

#### BEDROOM 4

6' 8" x 6' 1" (2.04m x 1.86m) , with UPVC window to the front aspect, radiator and wooden flooring.

#### LOUNGE DINER

21' 2" x 12' 9" (6.47m x 3.89m) , with UPVC window to the front aspect, wooden flooring, brick fireplace with UPVC sliding doors to the utility/sun room and leading to the hallway.



#### SIDE HALLWAY

With wooden flooring and doors to the kitchen and bathroom.

#### FAMILY BATHROOM

10' 4" x 7' 1" (3.16m x 2.16m) , with UPVC window to the front aspect, suite to comprise of bath with shower attachment, WC and wash hand basin, chrome towel radiator, fitted storage cupboards with work surface and a wall mounted gas fired central heating boiler.



#### KITCHEN

10' 3" x 17' 7" (3.14m x 5.37m) , with UPVC window to the rear aspect, UPVC doors to the side aspect and utility/sun room, door to the hallway and walk-in pantry, wooden flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring gas hob with extraction above, spaces for dishwasher and automatic washing machine and wall mounted units with complementary tiling below.

#### SUN ROOM/UTILITY

6' 0" x 12' 11" (1.84m x 3.96m) , with tiled flooring, UPVC windows and door to the rear garden, fitted base unit with work surface over and spaces for fridge and automatic washing machine.





## OUTSIDE

To the front of the property there is a lawned garden and a large gravelled driveway providing off road parking and giving access to the rear. To the rear of the property there is an extensive garden with blocked paved seating area, path and decorative gravelled beds, lawned area, Detached Garage, outbuildings, storage areas and sheds.

**NOTE - No pre-planning applications enquiries have been made at this stage.**

### 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](http://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 - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

### 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Floorplan to follow

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