



- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 6'8" x 9'5" Kitchen

- Low Maintenance Garden
- Parking Amenities
- Walking Distance To Lincoln County Hospital
- City Centre Location

Wragby Road, Lincoln, LN2 4PY,
£185,000





Located within the northern outskirts of Lincoln city centre is this 3 bedroom semi-detached house. Being situated within walking distance of Lincoln County Hospital, Lincoln's historical Bailgate area and nearby to a range of local amenities including schooling, nationwide supermarkets and a regular bus service to and from Lincoln city bus station. The property itself comes with 2 reception rooms a generous lounge and a bay fronted dining room, 6'8" x 9'5" kitchen. Rising to the first floor are 3 bedrooms, a spacious landing with airing cupboard and a shower room measuring 5'3" x 5'4". To the rear of the property there is a low maintenance fully paved garden, external water source, a garage measuring 8'3" x 17'8" in need of some refurbishment. With the outdoor space being separated with a fenced perimeter to provide off street parking and access to the property. Further benefits of the property includes a wall mounted gas central heating boiler and uPVC double glazing throughout. For further details and viewing arrangements contact Starkey&Brown. Council tax band: A. Freehold.

Entrance Hall

Having front door entry via storm porch, uPVC double glazed window to front aspect, radiator and access to reception room, kitchen and storage cupboards.

Lounge

10' 9" x 12' 9" (3.27m x 3.88m)

Having 3 uPVC double glazed windows, gas fireplace and radiator.

Dining Room

9' 5" x 9' 8" plus bay (2.87m x 2.94m)

Having uPVC double glazed bay window to front aspect, radiator and alcove storage. Access into:

Kitchen

6' 8" x 9' 5" (2.03m x 2.87m)

Having a range of eye and base level units with counter worktops, uPVC double glazed window to rear aspect, one and a half stainless steel sink and drainer unit, space and plumbing for appliances and a wall mounted gas central heating condensing boiler.

First Floor Landing

Having airing cupboard with hot water cylinder, loft access and a uPVC double glazed window to rear aspect.

Bedroom 1

12' 9" x 11' 1" (3.88m x 3.38m)

Having 2 uPVC double glazed windows and a radiator.

Bedroom 2

11' 2" x 9' 7" (3.40m x 2.92m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

7' 1" x 9' 7" (2.16m x 2.92m)

Having uPVC double glazed window to rear aspect and radiator.

Shower Room

5' 3" x 5' 4" (1.60m x 1.62m)

Having corner shower cubicle, pedestal hand wash basin unit and low level WC. Finished with a metro style tile surround and uPVC double glazed window to the front aspect.

Outside Rear

Having an enclosed garden with fenced perimeters splitting off external driveway parking. Being completely paved with a low maintenance arrangement and external water source.

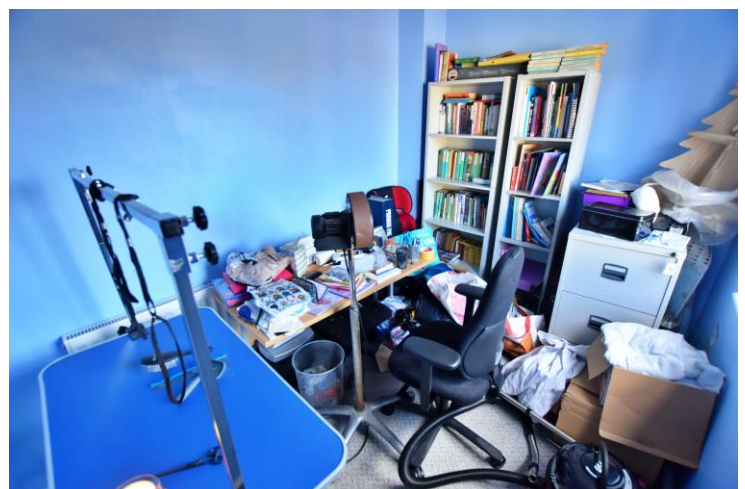
Garage

8' 3" x 17' 8" (2.51m x 5.38m)

In need of refurbishment.

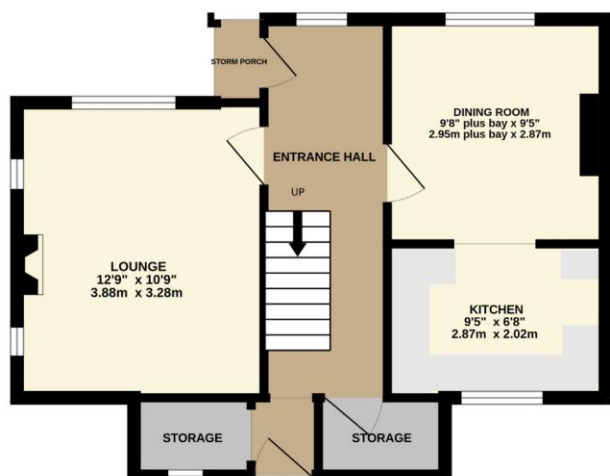
Outside Front

Having a block paved arrangement providing parking and storm porch entrance into the property and a lawned front garden with fenced perimeters.

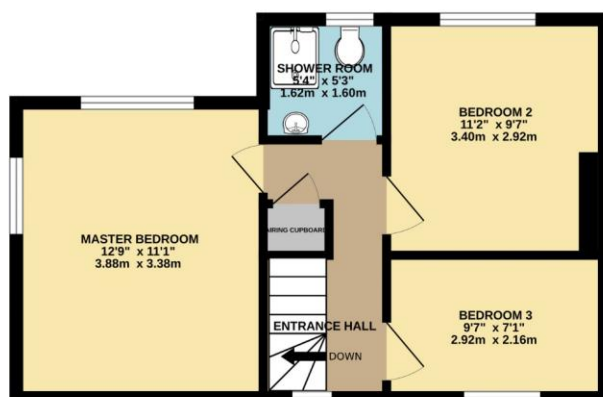




GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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