



- Modern Semi-Detached House
- 2 Double Bedrooms
- Open Plan Living With Underfloor Heating
- First Floor Bathroom & Downstairs WC
- Beautiful Rear Garden & Driveway Parking
- Built In 2022 By Local Developer Somersby Homes
- Immaculately Presented Throughout
- EPC Rating 78 C/Air Source Heat Pump

Station Drive, Wragby, LN8 5YF,
Offers Over £220,000



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Starkey&Brown is delighted to represent this modern semi-detached home built in 2022 by local developer Somersby Homes. Boasting 2 double bedrooms and having accommodation arranged over 2 floors the property comprises an open plan living space with bi-folding doors and underfloor heating completed with a range of contemporary kitchen units. Rising to the first floor are 2 double bedrooms which both benefit from the use of a first floor bathroom. Further benefits of the home include a downstairs WC and the heating system is powered by air source heat pump resulting in EPC rating of 78 C. Outside the property comes with a superb rear garden with a beautiful arrangement of lawn, patio and mature flowerbeds, enclosed with fenced perimeters and also having external water source. To the front of the property there is block paved driveway parking with storm porch entrance into the property. Situated in a development of 44 homes with ICW new build 10 year warranty for peace of mind and future proofing. The village of Wragby has a range of essential amenities such as Co-op foodstore, post office, pub, takeaways, GP surgery and being a 20 minute drive to Lincoln city centre. For further details and viewing requests contact Starkey&Brown. Council tax band: B. Freehold.



Entrance

Having composite front door entry to front aspect, stairs rising to first floor and access into:

Open Plan Living Space

12' 9" max x 27' 4" max (3.88m x 8.32m)

Having uPVC double glazed window to front aspect, a feature uPVC double glazed window with bi-folding doors leading onto the rear garden, LVT flooring with underfloor heating. Completed with a contemporary kitchen.

Kitchen

Having a range of base and eye level units with feature kitchen island, a range of integral appliances such as oven, hob and extractor hood, fridge freezer, dishwasher and washer dryer, induction hob with extractor hood and Quooker hot water tap.

Downstairs WC

3' 2" x 7' 11" (0.96m x 2.41m)

Having low level WC and a hand wash basin unit, underfloor heating. Access to a storage cupboard housing underfloor heating pipework and storage space.

First Floor Landing

Having a uPVC double glazed window to the side aspect.

Bedroom 1

10' 2" x 12' 8" (3.10m x 3.86m)

Having uPVC double glazed window to front aspect, radiator, loft access with a ladder, insulation and partial boarding. The built-in wardrobe is generous in size measuring 2'11" x 6'2" (0.89m x 1.88m).

Bedroom 2

12' 3" x 8' 7" (3.73m x 2.61m)

Having uPVC double glazed window to rear aspect and a single radiator.

Bathroom

7' 0" x 7' 0" (2.13m x 2.13m)

Having a 3 piece suite comprising of a panelled bath with rainfall shower, low level WC, hand wash basin unit with illuminating mirror over, chrome heated hand towel rail, tiled flooring, extractor unit and a uPVC double glazed obscured window to rear aspect.

Outside Rear

Having an enclosed garden with fenced perimeters being mostly laid to lawn with beautiful flower bed arrangement. A patio seating area, external water source and side gate leading to the front of the property.

Outside Front

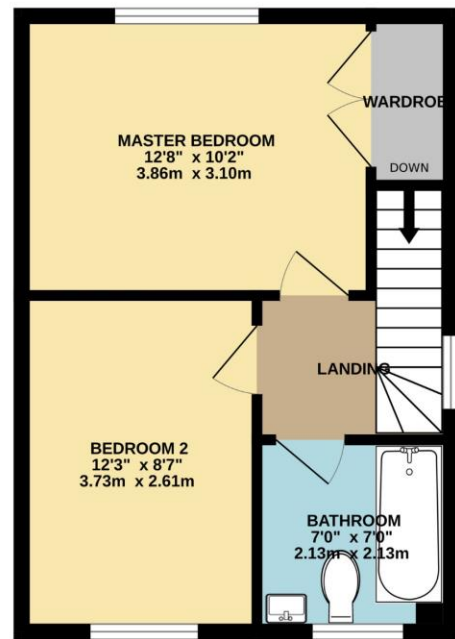
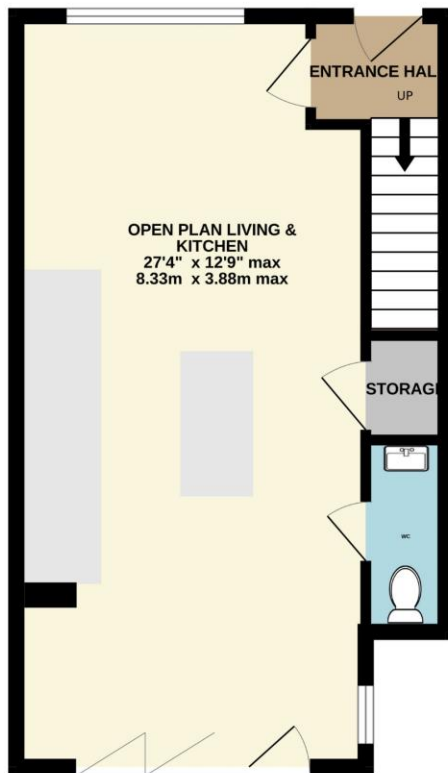
Having block paved driveway parking for a minimum of 2 vehicles with access to front door entrance.





GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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