

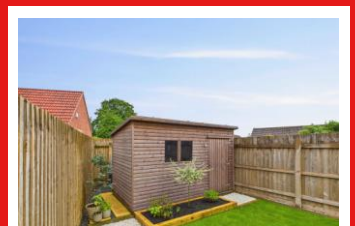


**12 Bridle Way,
Wragby, LN8 5YB
Asking Price Of £239,950**



- Immaculately Maintained Home
- Well Presented Throughout
- Open Plan Living Dining Kitchen
- 3 Bedrooms, Bathroom
- Off-Road Parking. Large Garden Shed
- Convenient Sized, Well Maintained Gardens

Offered to the market is this impressive, immaculately maintained and presented, three bedroom semi-detached home, situated in a peaceful neighbourhood of the village having accommodation which benefits from a ground source heat pump. The property has well maintained, convenient sized gardens with off-road parking. An internal inspection is highly recommended to appreciate the quality of home on offer.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185
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The property has ground source heating with under floor heating to the ground floor and all rooms having individual thermostats, also having LVT flooring the accommodation comprises:

RECEPTION HALL Having staircase to the first floor, door to the lounge and door to the:

CLOAKROOM Having low level WC, vanity hand basin with cupboard under and extractor fan.

OPEN PLAN LIVING DINING KITCHEN 28' 0" x 11' 5" (8.53m x 3.48m) The kitchen with 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Built-in electric fan assisted oven and grill with four ring ceramic hob with extractor fan and light over, integral fridge and separate freezer, integral dishwasher. Central island with cupboards and drawers under worktops with breakfast bar, uPVC sealed double glazed double doors to the side patio and rear garden.

UTILITY ROOM 6' 5" x 5' 5" (1.96m x 1.65m) Having worktops with space under for washing machine and tumble

dryer. Cupboard housing the hot water tank and further under stairs storage cupboard.

FIRST FLOOR LANDING With radiator and built-in storage cupboard.

BEDROOM ONE 13' 4" x 11' 6" (4.06m x 3.51m) (Max) Having radiator, wall lights, ceiling fan light and views over the rear garden.

BEDROOM TWO 10' 4" x 9' 7" (3.15m x 2.92m) (Plus access) With radiator and access to the roof void.

BEDROOM THREE 8' 7" x 6' 6" (2.62m x 1.98m) With radiator.

BATHROOM 11' 5" x 5' 5" (3.48m x 1.65m) Having panelled bath with shower over, waterfall shower head and side screen, vanity hand basin and low level WC. Illuminated wall mirror, in-set ceiling lights, extractor fan, part-tiled walls, tiled floor and heated towel rail.

OUTSIDE To the front is a block paved driveway with electric car charging point. Fully enclosed rear garden with slabbed patio area, shaped lawns with flower beds.

GARDEN STORE SHED 11' 6" x 4' 2" (3.51m x 1.27m) Timber and felt, set on a concrete base.

OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band B.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those details are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.





Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of – Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

