



Wragby Road, Lincoln, LN2 4PH

welcome to

Wragby Road, Lincoln

This spacious detached family home is situated within the ever popular uphill Lincoln area; benefitting from no onward chain, two reception rooms, four generous bedrooms, ample off road parking and a fully enclosed rear garden.

Entrance Porch

With window and half glazed door, tiling to the floor and internal door opening to:-

Entrance Hall

With coving to the ceiling, stairs rising to first floor, wooden flooring, side door opening to the rear garden, under stairs cupboard and doors opening to all reception rooms.

Cloakroom Wc

With obscured window to the side, wc, wash hand basin and tiling to the walls and floor.

Lounge

16' 9" x 13' 8" (5.11m x 4.17m)

With double glazed windows to the rear, double glazed patio doors opening to the rear garden, two obscured double glazed windows to the side, feature fireplace with inset gas fireplace, tiled hearth and surround, radiator and coving to the ceiling.

Dining Room

13' 5" x 16' 3" max into bay window (4.09m x 4.95m max into bay window)

With double glazed bay window to the front, coving to the ceiling, radiator and feature fireplace with tiled hearth and surround.

Kitchen / Breakfast Room

12' x 13' 6" (3.66m x 4.11m)

With double glazed window to the rear and window to the side, a fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, stainless steel gas hob with extractor fan over and stainless steel oven below, space for fridge freezer, space for dishwasher, space for washing machine and space for dryer.

First Floor Landing

With stairs rising from entrance hall, feature leaded light obscured window to the side, built in cupboard and loft access point.

Bedroom One

13' 11" x 16' 9" max into wardrobe (4.24m x 5.11m max into wardrobe)

With double glazed windows to the side and rear, a range of fitted wardrobes enclosing wash hand basin, and radiator.

Bedroom Two

12' 5" x 11' 4" excl wardrobe (3.78m x 3.45m excl wardrobe)

With double glazed window to the front, a range of fitted mirror front wardrobes and radiator.

Bedroom Three

8' 11" x 15' (2.72m x 4.57m)

With double glazed window to the front and radiator.

Bedroom Four

9' 1" x 7' 4" (2.77m x 2.24m)

With double glazed window to the front and radiator.

Bathroom

With obscured double glazed window to the rear, built in airing cupboard housing hot water cylinder, freestanding bath, corner shower unit, wash hand basin and tiling to the walls.

Separate Wc

With double glazed window to the side, wc and tiling to the walls.





Outside

Gated access leads to an enclosed driveway providing ample off road parking for multiple vehicles, access to the front door, access to the integral garage and gated side access on both the right and left sides leading to the rear garden. To the rear is a generous and fully enclosed garden with a raised patio area, steps leading down to a further generous patio area, a greenhouse, a timber shed and an area of lawn surrounded by mature flower and shrub borders.



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welcome to

Wragby Road, Lincoln

- NO ONWARD CHAIN
- SPACIOUS DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FOUR GENEROUS BEDROOMS
- GATED DRIVEWAY PARKING

Tenure: Freehold EPC Rating: F

Council Tax Band: E

£455,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LCR121940 - 0002

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william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk