



Barton Road, Wrawby



4



1



1

£300,000



## Key Features

- NO UPWARD CHAIN
- EXTENSIVE VIEWS
- LARGE GARDENS
- UPDATING REQUIRED
- PARKING/GARAGE
- FLEXIBLE ACCOMMODATION
- EPC RATING E
- FREEHOLD





Enjoying views across open fields to the front this traditional detached Bungalow has been extended to offer versatile 3/4 bedroom accommodation on the outskirts of the sought after village of Wrawby. The home also includes a dual aspect Lounge, tiled Shower Room, 21' Dining Kitchen and a Conservatory overlooking the extensive rear lawns. Inevitable guests are well catered for by the long reception drive and detached Garage.

MUST BE VIEWED TO APPRECIATE THE SIZE

NO UPWARD CHAIN

**VIRTUAL TOUR:**  
[CLICK HERE](#)

#### ENTRANCE

Twin PVCU doors with fanlight over open to a Storm Porch with aluminium framed double glaze door leading to the Reception Hall with polished timber floor, radiator and cupboard housing the gas fired central heating boiler.

#### SITTING ROOM 3.15m x 4.1m (10.3ft x 13.5ft)

A double aspect room with Pvcu double glazed window enjoying views across the front garden to open country beyond and additional secondary glazed window to the side aspect, coving, picture rail, radiator and carved timber fire surround with marbled back and hearth with inset gas fire.

#### SNUG/BEDROOM 3.67m x 3.17m (12ft x 10.4ft)

A further dual aspect room with double glazed window to the front and additional window to the side, radiator, coving, TV aerial point, picture rail and fitted cupboards and drawers.

#### BEDROOM 1

A double room with double glazed window to the side aspect, picture rail, radiator and tiled open fireplace.

#### SHOWER ROOM 3.21m x 1.69m (10.5ft x 5.5ft)

Including a pedestal wash hand basin, low flush wc, walk-in shower area with wall mounted electric shower, tongue and groove boarding ceiling, laddered access to the roof space, spotlights, radiator, fitted storage cupboard, green metro style tiles to half height and marbled effect tiling above and double glazed window.

#### PANTRY/UTILITY

With quarry tiled floor, fitted wall shelving, plumbing for an automatic washing machine and double glazed window.

#### BEDROOM 2 2.77m x 2.74m (9.1ft x 9ft)

Including a double glazed window to the side aspect, coving, picture rail and radiator.

#### INNER HALLWAY 2.2m x 4.05m (7.2ft x 13.3ft)

Pvcu double glazed door to conservatory.

#### BEDROOM 3 3.42m x 2.46m (11.2ft x 8.1ft)

A side facing double room with double glaze window, radiator, and coving.

#### CONSERVATORY 3.83m x 2.24m (12.7ft x 7.4ft)

(Maximum measurement into the door.) Comprising of Pvcu double glazed panels with glazed hip and pitched roof and French door to the side aspect.

#### KITCHEN 2.71m x 2.93m (8.9ft x 9.6ft)

Appointed with a range of wood grain affect fronted units with granite style tops to include a single stainless steel sink unit with four cupboards under, further base unit, space for an electric cooker with extractor over, space for an upright fridge freezer further units at eye level part, tiled walls, Pvcu double glazed window to the side aspect, tongue and grooved panel ceiling with inset spotlights and opening to the Dining Area.







### DINING AREA 3.51m x 3.39m (11.5ft x 11.1ft)

A well lit dual aspect space with Pvcu double glazed windows to the rear and side and two radiators.

### OUTSIDE

The property occupies a slightly elevated position which allows for extensive views across the lawn and garden to open farm and countryside beyond. A long reception drive with turning head leads down the side of the property to a detached block built Garage and a high timber gate opens to the rear flagged patio. Steps lead up to a large rear lawn with rose and herbaceous borders and a further flagged seating area. There are also assorted fruit trees and mature shrubs.

### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.

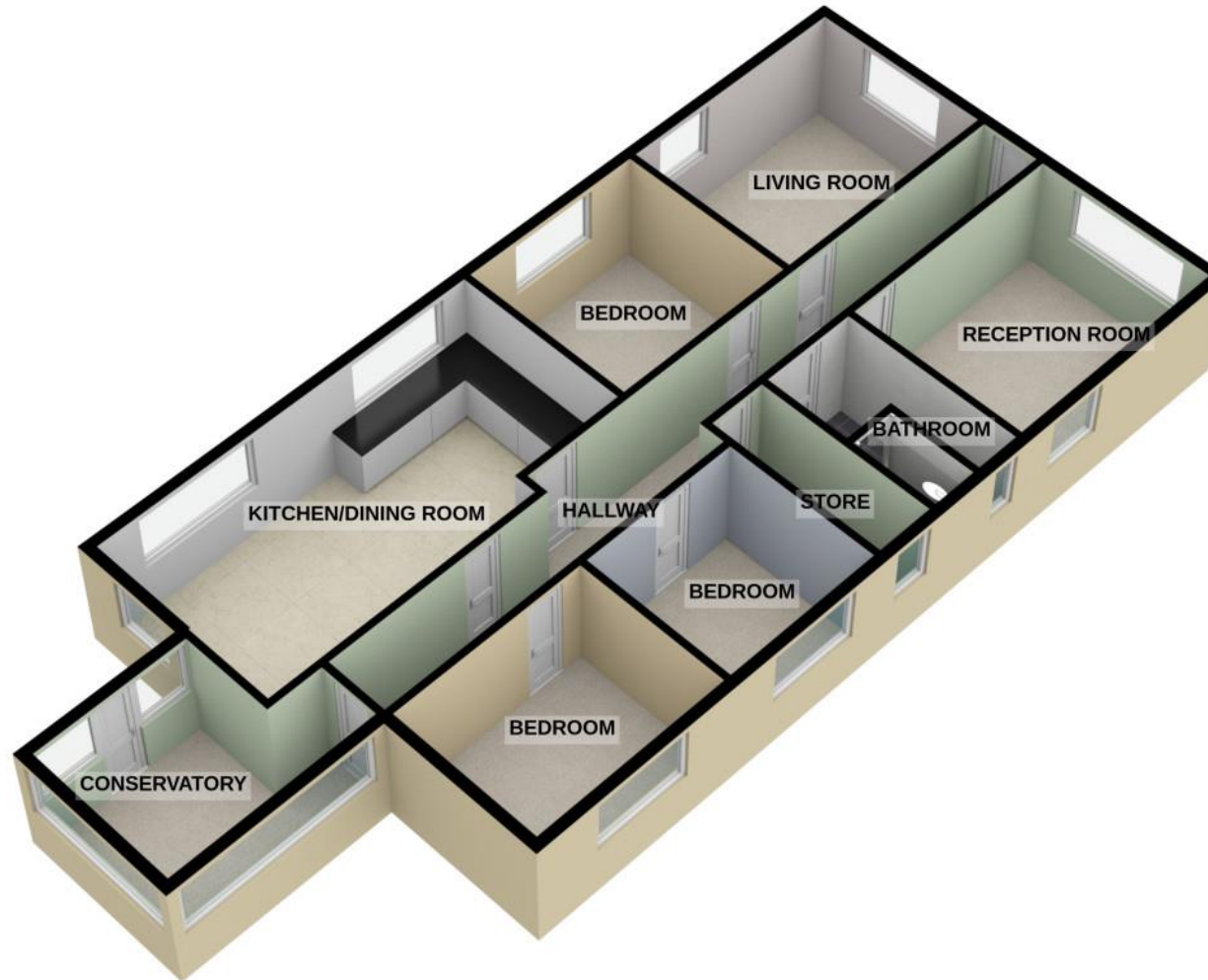
### KEY FACTS FOR BUYERS:







GROUND FLOOR  
1153 sq.ft. (107.1 sq.m.) approx.

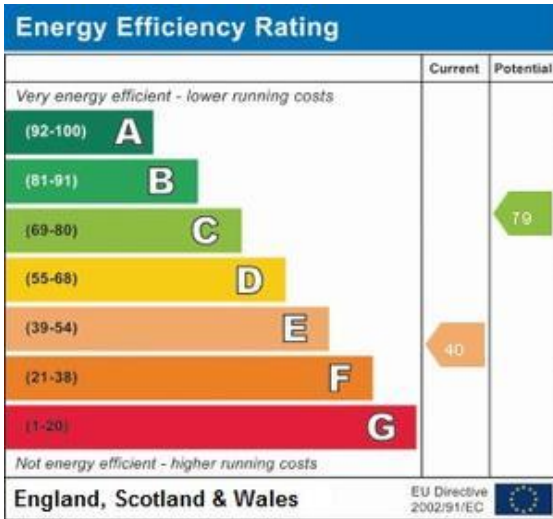


TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2023





Address:  
HILL FLYP BUNGALOW, BARTON FISAD, # 7 AWBY, 3. LINCS

