



Holme Villas , Wrawby



3



2



2

£180,000



Key Features

- NO UPWARD CHAIN
- LARGE REAR GARDENS
- LOUNGE/DINER
- UTILITY ENTRANCE
- EN SUITE SHOWER
- POPULAR VILLAGE LOCATION
- EPC RATING D
- FREEHOLD





NO UPWARD CHAIN.

Traditional 3 bedroom terrace home with large rear gardens in popular village location. Recently redecorated and including bay fronted lounge, dining room, kitchen and utility entrance. In addition to the bathroom there is an en suite shower room.

An excellent first family home.

ENTRANCE

An entrance porch with quarry tiled floor and wood and glazed door with fanlight over leads to the hall with box arch, radiator and stair to the first floor.

LOUNGE 3.17m x 3.33m (10'5" x 10'11")

(measurements exclude bay) A well lit forward facing room with square walk-in Pvcu double glazed bay overlooking the garden, picture rail, radiator and polished steel horseshoe open fire with tiled hearth. A squared arch opens to

DINING ROOM 3.17m x 4.13m (10'5" x 13'6")

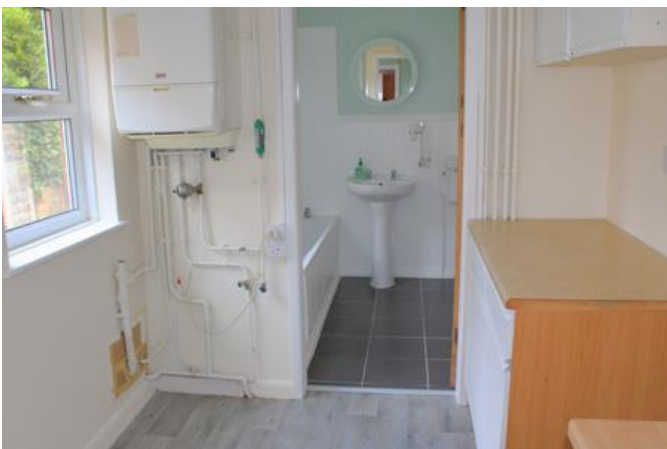
An excellent entertaining space with fire place with cupboards to one side, Pvcu double glazed window to the rear and picture rail.

KITCHEN 2.09m x 3.40m (6'11" x 11'2")

Appointed with a range of duck egg blue fronted units with wood grain style tops to include an inset resin sink with 4 cupboards under, freezer space, a further 4 base units together with an additional 3 units at eye level, inset gas cooker, wainscot panelling, coving, 3 Pvcu double glazed windows to the side aspect and under stair Pantry store.

ENTRANCE/UTILITY 2.11m x 2.28m (6'11" x 7'6")

A practical entrance with plumbing for an automatic washing machine, 2 base units, refrigerator, 2 units at eye level, Pvcu double glazed window, wall mounted gas fired combination boiler and side entrance door.



BATHROOM 2.07m x 2.10m (6'10" x 6'11")

appointed with a suite in white to include a panelled bath, low flush wc, pedestal wash hand basin, wainscot panelling, radiator, slate style tiled floor, Pvcu double glazed window and tiling to splash and shower area.

LANDING

with square spindle gallery rail and skylight.

BEDROOM 1 4.21m x 4.21m (13'10" x 13'10")

A generous forward facing room with pvcu double glazed window, radiator, picture rail and decorative fire place with display shelving to one side.

EN SUITE 1.05m x 3.30m (3'5" x 10'10")

Appointed with a modern suite to include a close coupled wc, glazed and tiled shower enclosure with electric shower, towel radiator, wainscot panelling and Pvcu double glazed window.

BEDROOM 2 2.52m x 4.14m (8'4" x 13'7")

A rear facing room with pvcu double glazed window, radiator and laminated flooring.

BEDROOM 3 2.12m x 3.37m (7'0" x 11'1")

The final room with pvcu double glazed window to the side aspect and radiator.

OUTSIDE

The property occupies a slightly elevated position and is fronted by a block wall beyond which there is a neat lawn with feature shrubs. A pedestrian corridor leads to the rear amenity area and a curving path leads through mature shrubs to the first lawn. There is a large timber Shed with power and access to the second large garden area.

NOTE

THE PROPERTY IS SUBJECT TO A FLYING FREEHOLD WHICH EXTENDS OVER THE SHARED PEDESTRIAN PASSAGE WAY.

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 A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

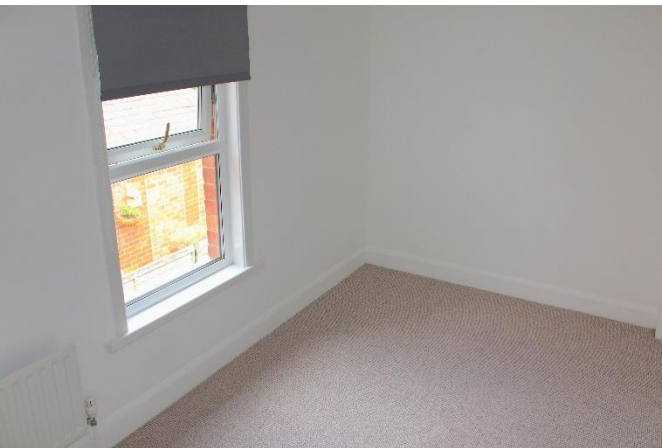
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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

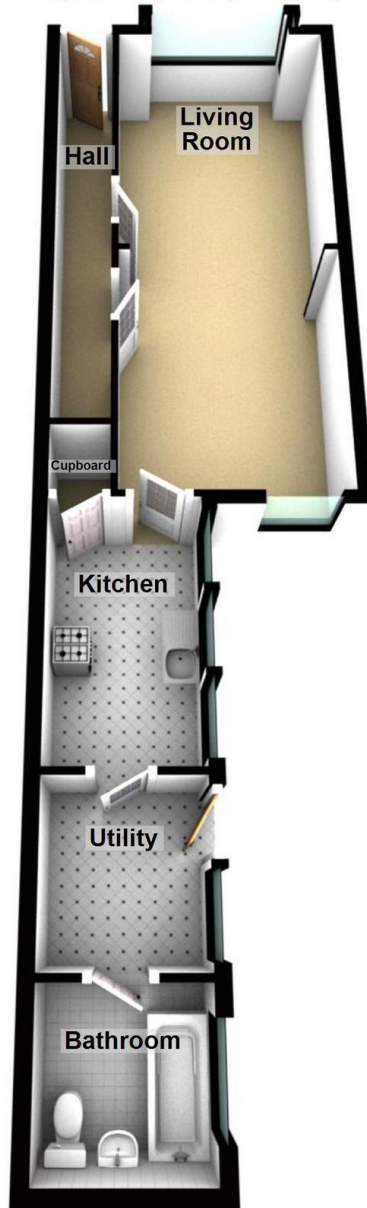
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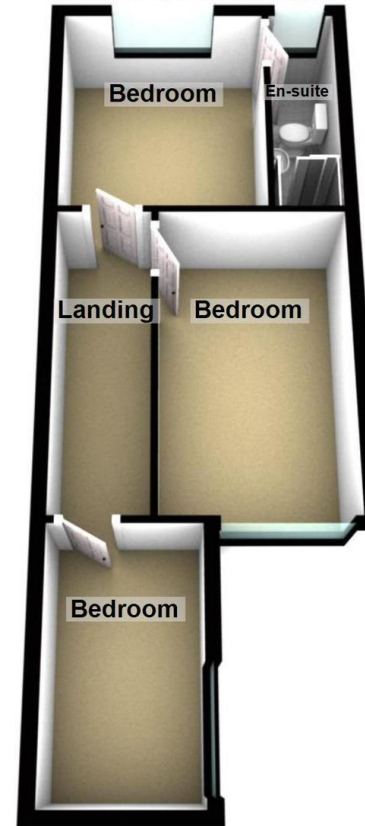
Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



Total area: approx. 83.0 sq. metres (893.2 sq. feet)

