



The Levels , Wrawby



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£310,000

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Key Features

- IMMACULATE
- CHURCH VIEWS
- ENCLOSED REAR GARDENS
- GARAGE
- COUNCIL TAX BAND D
- EPC RATING TBC
- FREEHOLD





Enjoying views towards Wrawby church this delightfully presented 3 bedroom detached bungalow is situated in an exclusive and sought after location. The home is immaculately presented throughout and includes a generous forward facing lounge, outstanding dining kitchen with practical utility and 2 shower rooms. The enclosed rear gardens are a particular delight - ideal for easy relaxation - and the detached garage is supplemented by reception parking.

Immaculate.

VIRTUAL TOUR

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ENTRANCE

A recessed Pvcu door and side screen opens to the Hall with tiled floor, radiator in ornamental grille, dado rail and coving.

LOUNGE 3.57m x 5.05m (11'8" x 16'7")

A generous forward facing room enjoying views towards Wrawby church with cornice, ceiling rose, radiator and TV aerial point.

DINING KITCHEN 5.07m x 5.44m (16'7" x 17'10")

(MAX MEASUREMENTS) The undoubted social heart of the home ideal for relaxed entertaining with the kitchen area extensively appointed with a range of white fronted Shaker style units with contrasting tops and including a resin sink unit, integrated dishwasher, inset electric hob, built in double oven with storage over and under, tiled splash areas, Pvcu french doors to the side and matching window overlooking the enclosed garden, tiled floor and 2 radiators.

UTILITY 1.85m x 2.35m (6'1" x 7'8")

A practical space with further, matching high and low units and worktop, space for an upright fridge/freezer, tiled splash areas, rear door and wall mounted gas fired combination boiler.



BEDROOM 1 3.56m x 3.76m (11'8" x 12'4")

A forward facing double room with Pvcu double glazed window, built in hanging cupboard, TV aerial point, coving and radiator.

EN SUITE

A fully tiled room appointed with a modern suite to include a full width tiled and glazed shower enclosure, corner wc, pedestal wash hand basin, extractor fan, Pvcu window and chrome radiator.

BEDROOM 2 3.25m x 3.58m (10'8" x 11'8")

A rear facing double room with Pvcu double glazed window, radiator, coving and arch to Bedroom 3 (currently not accessible).

BEDROOM 3 2.05m x 3.35m (6'8" x 11'0")

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

SHOWER ROOM 1.93m x 2.24m (6'4" x 7'4")

Stylishly appointed with a modern suite too include a grey vanity unit with inset wash hand basin, wc with concealed cistern, panelled and glazed shower enclosure, tiled to full height on the remaining walls, towel radiator, tiled floor, extractor fan and Pvcu double glazed window.

OUTSIDE

The property is situated on a private road and is fronted by an established shrub garden. A side drive and reception area allows access to the detached brick GARAGE (5.16m x 2.80m) with electrically operated door, power, fitted bench, Pvcu window and side door. The south facing, enclosed and private rear garden is designed for easy living and features broad gravel topped areas with inset feature shrubs and tree ferns together with raised planters. There are side gates and a timber garden shed completes the property.

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

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