



Starr Carr Lane, Wrawby



3



1



2

£235,000



3



1



2

Key Features

- 0.38 ACRE GROUNDS
- SEMI RURAL POSITION
- REFURBISHED THROUGHOUT
- 22' LOUNGE/DINER
- GARAGE AND PARKING
- COUNCIL TAX BAND B
- EPC RATING D
- FREEHOLD





Situated at the end of a lane and standing in approx 0.38 acres this traditional 3 bedroom semi detached cottage has been superbly refurbished by the owners for their own occupation. The home includes a refitted kitchen with integrated appliances, new bathrooms, heating and easy maintain floors throughout. The generous grounds allow for both secure family games together with the potential for self sufficiency through the considerable vegetable garden and a 3 car reception parking and a garage amply cater for friends and family alike.

VIRTUAL REALITY TOUR

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ENTRANCE

A uPvc door and side screen opens to the reception hall with decoratively tiled floor, ranch style stair to the first floor and electric heater.

CLOAK ROOM

Stylishly appointed with a traditional suite in white to include a high flush wc, wash stand with inset circular basin, decoratively tiled floor, chrome electric towel radiator and uPvc double glazed window.

LOUNGE/DINER 6.85m x 3.98m (22'6" x 13'1")

A striking and beautifully lit dual aspect room ideal for both family entertainment and relaxed socialising with uPvc double glazed window to the front aspect and French doors opening to the rear gardens. In addition to the decoratively tiled floor there are 2 electric radiators, TV aerial point and central archway.

KITCHEN 4.38m x 3m (14'5" x 9'10")

Delightfully appointed with a contemporary deep blue fronted range of units by Howden with contrasting grey worktops and splash backs to include an inset 1 1/2 bowl ceramic sink with mixer tap, cupboards under and integrated dishwasher and washer/dryer. There are a further 8 base units together with a built in refrigerator and freezer, double oven and inset

induction hob with integrated extractor. A further 4 units at eye level together with 3 larder stores, spot lighting, kick space heater, uPvc double glazed side facing window and matching French door to the rear completes the room.

LANDING

A 1/2 landing with uPvc double glazed window leads to the main landing with wood style flooring.

BEDROOM 1 3.97m x 3.38m (13'0" x 11'1")

A forward facing double room with timber style flooring, uPvc double glazed window, electric radiator and access to the roof space.

BEDROOM 2 3.97m x 3.33m (13'0" x 10'11")

A rear facing double room with views across the gardens to fields and including timber style flooring, electric radiator, TV aerial point and uPvc double glazed window.

BEDROOM 3 3.67m x 2.98m (12'0" x 9'10")

(Maximum measurements.) The final rear facing double room with uPvc double glazed window, timber style flooring, electric radiator, fitted airing cupboard and double wardrobe.

BATHROOM 2.48m x 2.45m (8'1" x 8'0")

Superbly reappointed with a traditionally styled suite in white to include a double ended claw foot bath with side telephone style mixer tap and mains fed shower over, low flush wc, pedestal wash hand basin, electric towel radiator, built in linen store, uPvc double glazed window and shaver point.

OUTSIDE

The property is approached over an unmade lane and a five bar gate opens to a broad 3 car reception area with garage beyond. There is also an electric vehicle charging point. Immediately to the rear of the home there is a neat lawned garden with inset fruit and ornamental trees. A high conifer screen separates a productive vegetable garden with additional raised beds, an espalier kiwi fruit tree, timber stores, greenhouses and soft fruit cage. The property is completed by a useful small stable.

SERVICE NOTE

The Vendor informs us that the property benefits from Economy 7 electric heating, an Environment anti condensation





system and water softener. There will also be ultra fast broadband connected to the property in March 2025.

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

FLOOR PLANS

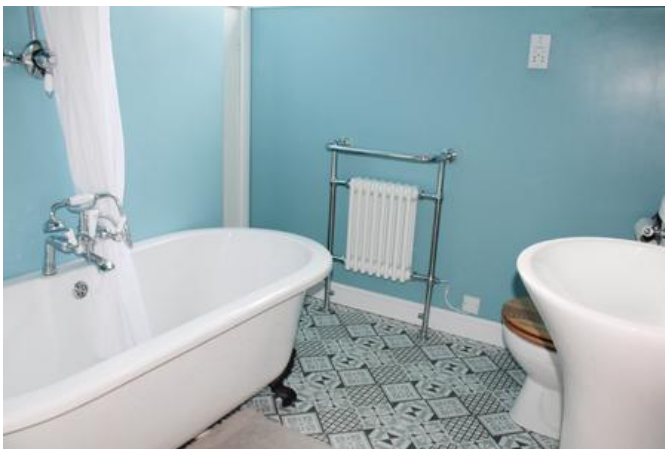
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

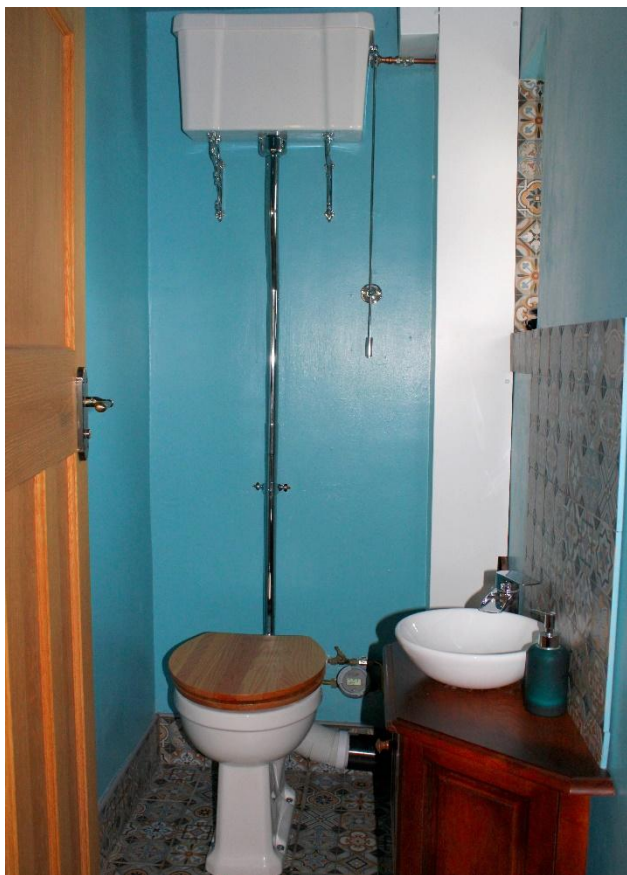
ANTI MONEY LAUNDERING AND REFERRALS

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

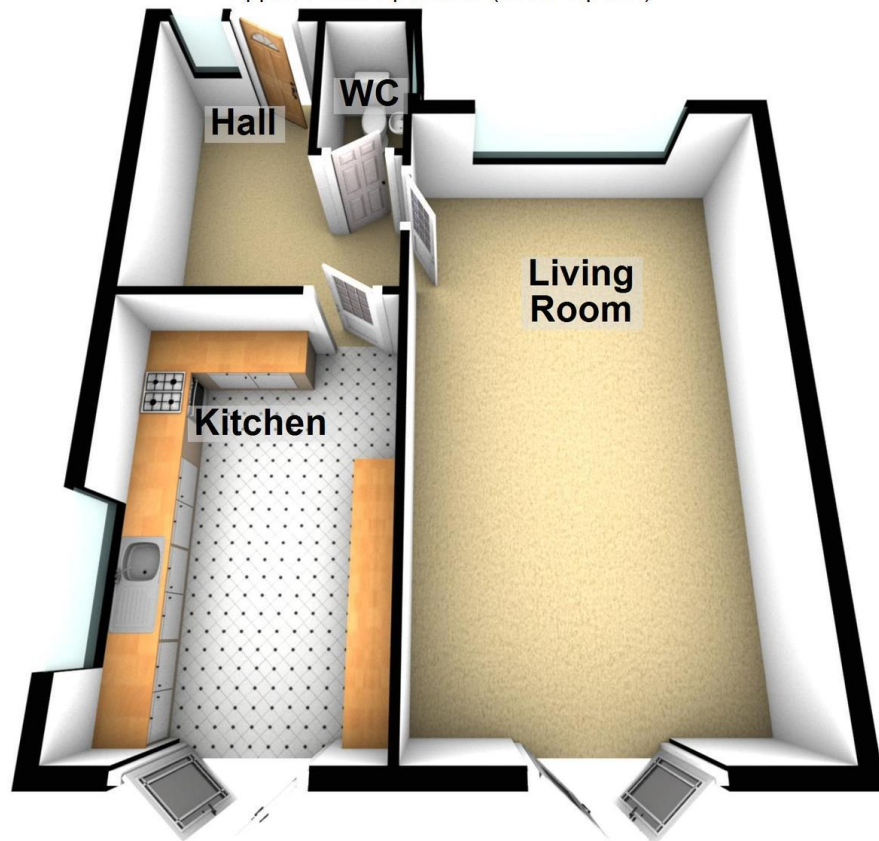
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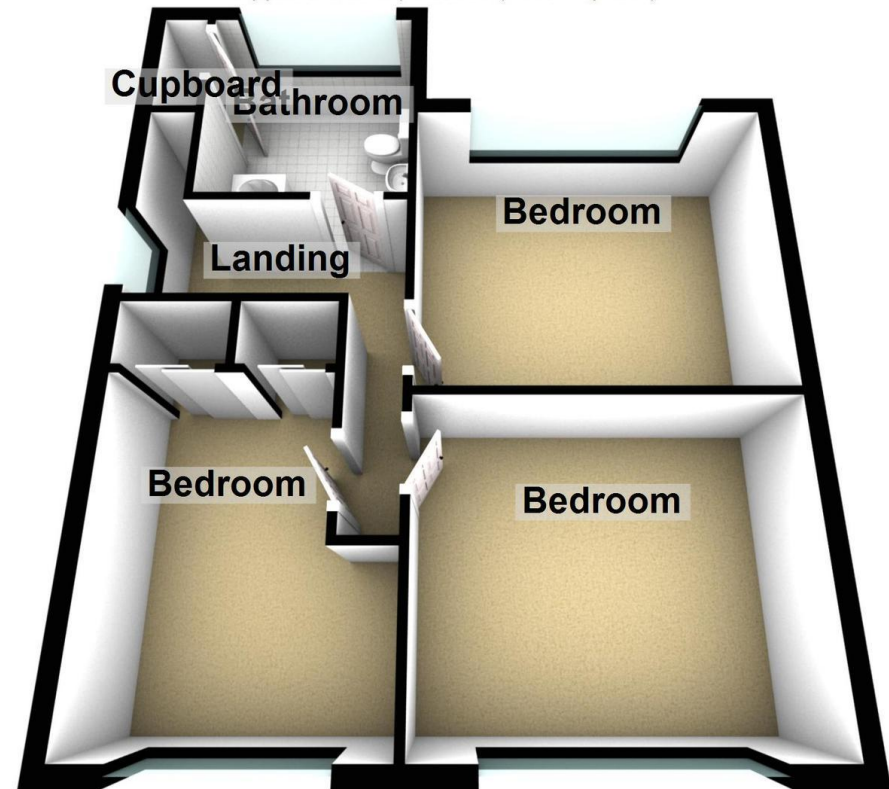
Ground Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



Total area: approx. 105.5 sq. metres (1135.9 sq. feet)

