



Archers Close, Wrawby

 2  2  1

£269,000



Key Features

- SOUGHT AFTER VILLAGE
- FLEXIBLE ACCOMMODATION
- 2 ADDITIONAL FIRST FLOOR ROOMS
- 6/7 CAR RECEPTION PARKING
- ENCLOSED REAR GARDENS
- GARAGE
- 16'11 LOUNGE
- EPC RATING C
- FREEHOLD





A GENEROUSLY PROPORTIONED modern detached home offering flexible 2-bedroom family accommodation in the highly prized village of Wrawby. Internal inspection reveals a well lit 16'11 forward facing Lounge, excellent Dining Kitchen with a range of contemporary style units and both a family bathroom and en suite. In addition to the 2 ground floor bedrooms there are 2 additional first floor rooms suited as either studies, hobby rooms or additional occasional bedrooms if required. In addition to the garage there is off road parking for 6/7 cars and the enclosed rear has recently been beautifully landscaped.

VIRTUAL TOUR [CLICK HERE](#)

ENTRANCE

A recessed and lit Entrance with Pvcu double glazed door with side screens opens to

PORCH 1.54m x 1.86m (5'1" x 6'1")

With wood and glazed door, radiator, spot lights and opening L shaped RECEPTION HALL including radiator and shelved store cupboard.

LOUNGE 3.47m x 5.16m (11'5" x 16'11")

A well lit forward facing room with Pvcu triple glazed bow window, radiator, tv aerial point, dado rail and telephone point.

DINING KITCHEN 5.25m x 3.72m (17'2" x 12'2")

Being well appointed with a range of contemporary woodgrain effect fronted units with light flecked worktops and matching splash band to include inset ceramic sink unit with mixer tap and cupboard under, integrated dishwasher, space and plumbing for an automatic washing machine, drawer unit, a further 3 base units, larder store, space for an upright fridge/freezer, induction hob with oven under and chimney style extractor over, an additional 8 units at eye level, electric

radiator to the dining area, TV aerial point, Pvcu triple glazed window and French door to the rear terrace.

BEDROOM 1 3.48m x 3.8m (11'5" x 12'6")

Enjoying views over the enclosed rear garden with TV aerial point, radiator and Pvcu triple glazed window and a range of built in furniture to include 2 double and 1 single wardrobes.

EN-SUITE 1.71m x 2.04m (5'7" x 6'8")

Appointed with a suite in white to include close couple wc, rectangular vanity basin with waterfall tap, glazed and tiled shower enclosure, extractor, towel radiator, tiled to full height together with a panelled ceiling and Pvcu triple glazed window.

BEDROOM 2 2.86m x 3.55m (9'5" x 11'7")

With Pvcu triple glazed window to the front aspect and radiator.

BATHROOM 1.7m x 2.03m (5'7" x 6'8")

With suite in white to include close couple wc, pedestal wash hand basin with pillar mixer tap, bath with mixer shower attachment, matching tiling to the splash and shower areas, radiator, extractor fan and Pvcu triple glazed window.

INNER HALLWAY/STUDY 2.25m x 3.9m (7'5" x 12'10")

With Pvcu triple glazed window to the rear, radiator, return spindle balustrade stair case, spot lights and cylinder cupboard.

STUDY/HOBBY ROOM 1 3.5m x 4.43m (11'6" x 14'6")

With 2 velux style windows to the rear aspect, radiator and sloping ceilings.

STUDY/HOBBY ROOM 2 4.46m max x 3.50m

With 2 velux style windows to the rear aspect, radiator and sloping ceilings.

OUTSIDE

The property is fronted by a decoratively paved reception area which allows off road parking for up to 7 cars. There is an attached SINGLE GARAGE with electrically operated door and electric light and power. A gated walkway leads to the enclosed rear of the home where there are easy maintained gardens which include broad terrace leading to a synthetic lawn and





steps down to a lower decked level. A timber Summer House completes the property.

TENURE STATUS

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

FLOOR PLANS

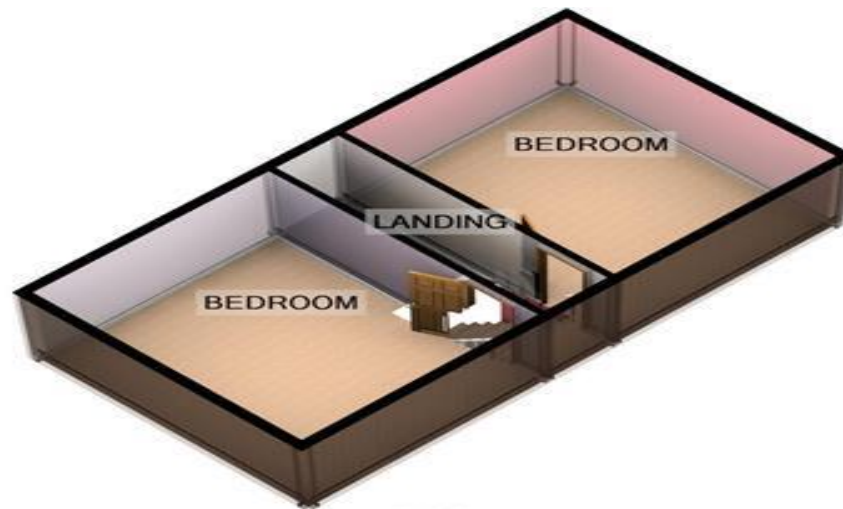
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

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.







1ST FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(32.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1122 SQ.FT.
(104.2 SQ.M.)

