



Vicarage Lane, Wootton



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£155,000



Key Features

- NO UPWARD CHAIN
- SOUGHT AFTER VILLAGE
- STYLISH SHOWER ROOM
- EASY CARE GARDEN
- DESIGNATED PARKING SPACE
- COUNCIL TAX BAND B
- EPC RATING TBC
- FREEHOLD





Situated in the popular Lincolnshire village of Wootton this rarely available modern centre town house is an ideal first time buyer home or investor opportunity. The home includes a generous forward facing lounge, stylish kitchen leading to the enclosed gardens and a modern shower room serves the two double bedrooms. The easy care garden is designed for relaxed enjoyment and a designated parking space completes the home.

ENTRANCE

A canopied and lit entrance with composite door leads to

LOUNGE 4.37m x 4.3m (14'4" x 14'1")

A generous forward facing room with Pvcu double glazed window, radiator, TV aerial point, telephone point and spindle balustraded stair to the first floor.

KITCHEN 3.66m x 3.23m (12'0" x 10'7")

Connecting to the enclosed rear garden via a double glazed walk-in bay with double glazed door and appointed with a range of white fronted units with contrasting wood grain effect tops to include an inset 1 1/2 bowl stainless steel sink unit with cupboards under, space and plumbing for automatic washing machine, a further 5 units at eye level, inset 4 burner stainless steel gas hob with matching splash back and chimney style extractor over, fitted oven beneath, space for an upright fridge/freezer, radiator, coving and spot lights.

CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin with tiled splash back, radiator and Pvcu double glazed window.

LANDING

Turned spindle rail, access to the roof space and bulkhead store.

BEDROOM 1 4.37m x 2.67m (14'4" x 8'10")

A rear facing double room with radiator and Pvcu double glazed window.



BEDROOM 2 4.28m x 2.23m (14'0" x 7'4")

A further double bedroom with radiator and Pvcu double glazed window to the front aspect.

SHOWER ROOM 2.05m x 1.74m (6'8" x 5'8")

Panelled to full height on 2 walls and appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, walk-in glazed shower enclosure with both rainwater head and hand held attachment, extractor fan, radiator and Pvcu double glazed window.

OUTSIDE

The property is fronted by an open plan buffer garden with ornamental shrubs. Immediately to the rear there is a flagged and brick paved patio which overlooks an area of artificial lawn with raised shrub border. A large timber Summer House stands at the bottom of the garden and there is pedestrian access across the adjoining 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

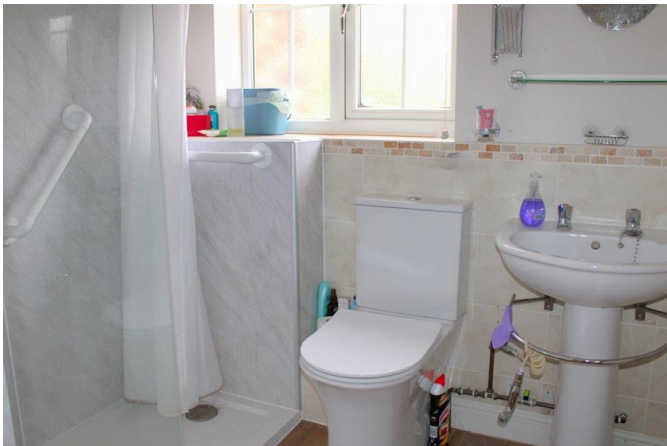
We understand that the latest Council Tax banding indicates that the property is a BAND B. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

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.





