



20 Lancar Close Wigginton

York, YO32 2SU

£320,000

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A FABULOUS THREE BEDROOM SEMI-DETACHED PROPERTY OVERLOOKING FIELDS. Located in the popular and sought after village of Wigginton served by local shops, bus links and amenities as well as easy access into York city centre and the outer ring road. Updated and maintained by the current owner to a very high standard throughout, the bright and airy living accommodation benefits from uPVC double glazing, gas central heating and internal oak doors. The property fully comprises entrance hallway, 16ft lounge, dining room with French doors to garden, fitted kitchen with appliances, first floor landing, three first floor bedrooms (two doubles and one single) as well as a three piece shower room. To the outside is a paved driveway providing ample off street parking and the potential for electric car charging leading to an attached single garage. To the rear is a landscaped garden with Indian stone flagstones, lawn, outside tap and timber fence borders. An accompanied viewing of this highly impressive home is highly recommended.



Entrance Hallway

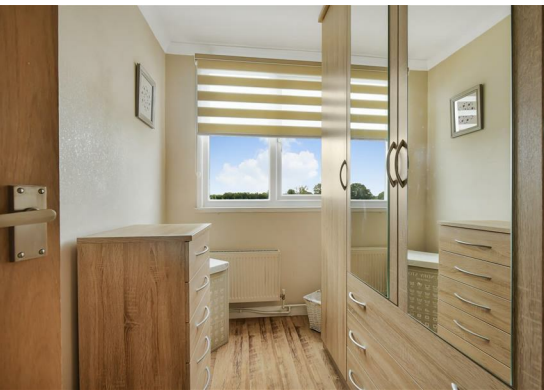
Composite entrance door, double panelled radiator, laminate flooring, carpeted stairs to first floor

Lounge

uPVC bay window to front, gas fire with surround, double panelled radiator, laminate flooring, TV and power points

Dining Room

uPVC French doors onto garden, laminate flooring, double panelled radiator, power point





Kitchen

Two uPVC windows to rear, door to side, fitted wall and base units with counter top, one and half sink and draining board with mixer tap, under stairs cupboard, integrated appliances including fridge, washing machine, dishwasher, microwave, electric oven and induction hob, vinyl flooring, power points

First Floor Landing

uPVC window to side, storage cupboards, carpeted flooring, power points

Bedroom 1

uPVC window to front, double panelled radiator, laminate flooring, power points

Bedroom 2

uPVC window to rear, double panelled radiator, laminate flooring, power points

Bedroom 3

uPVC window to front, double panelled radiator, laminate flooring, power points

Bathroom

Opaque uPVC window to rear, low level WC, wash hand basin with storage, vinyl flooring, corner shower cubicle, extractor fan, towel radiator, recessed spotlights

Outside

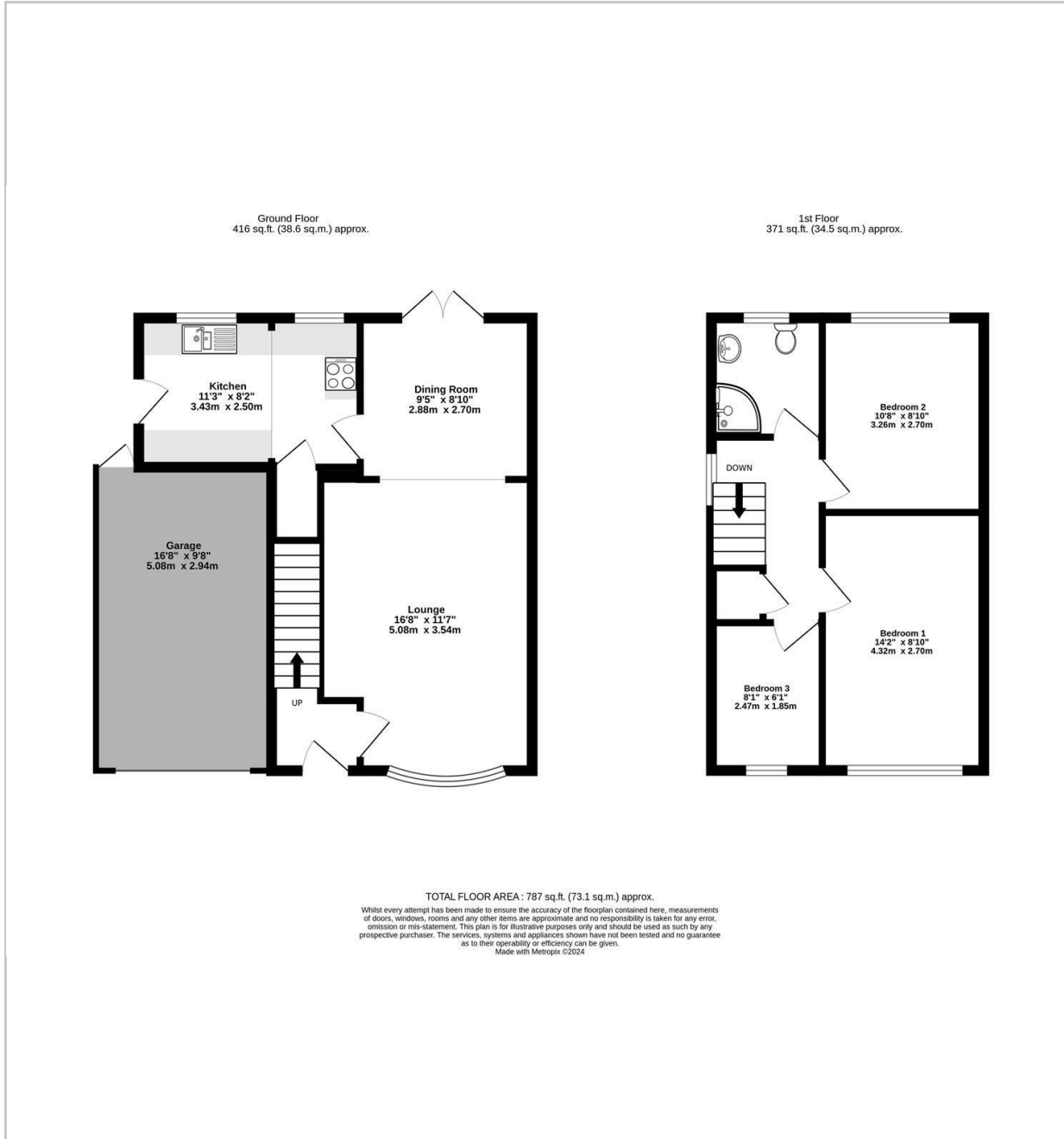
Front paved driveway leading to garage, lawn and borders, rear lawned garden with Indian stone flag patio, flower borders, outside tap, fence boundary

Garage

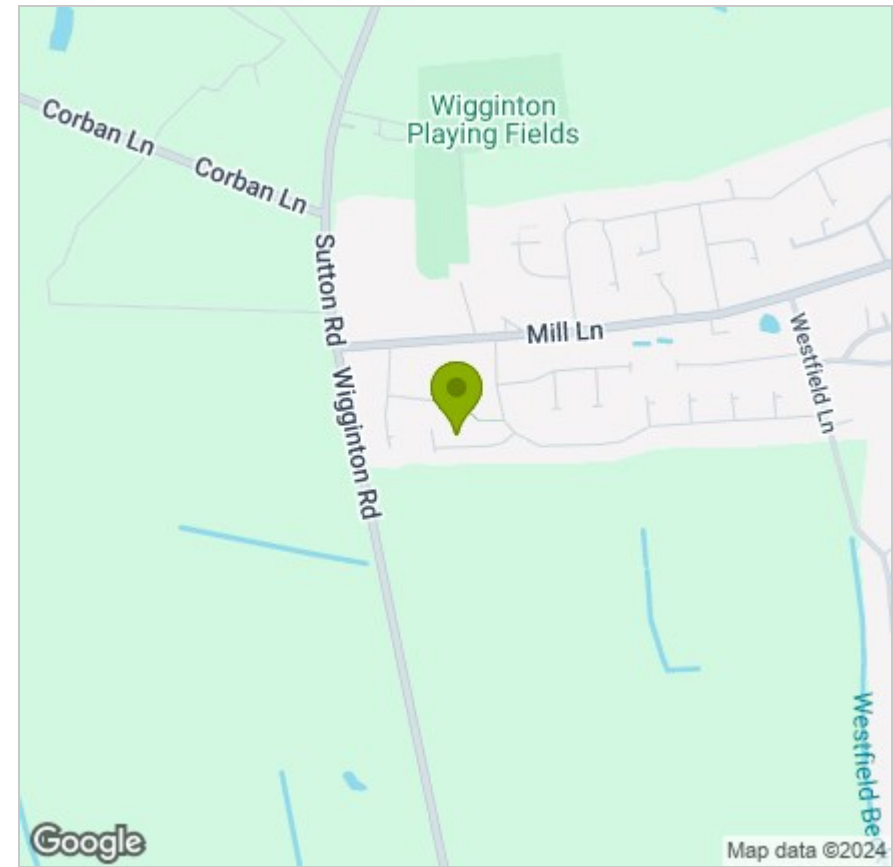
Up and over door, power and lighting, door to rear



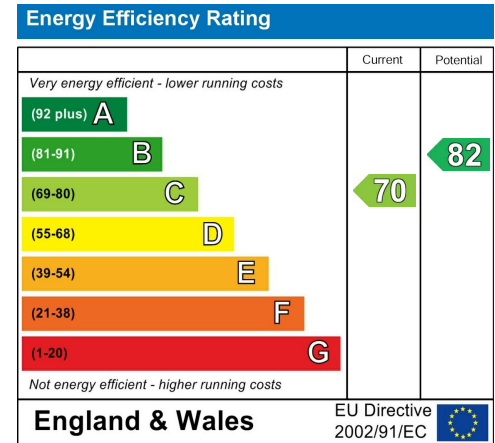
FLOOR PLAN



LOCATION



EPC



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