



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



4 Prince Charles Avenue  
Wragby, Lincolnshire. LN8 5RQ







## 4 Prince Charles Avenue Wragby

4 Prince Charles Avenue is a well-presented three-bedroom family home, enjoying modern kitchen and bathroom fittings; gardens to the front and rear and a dual-aspect living-dining room. Enjoying views from the rear to the old Mill, the property is in a convenient position in the well-served village of Wragby, home to a range of services and amenities, within a dozen miles of the centre of Lincoln with regular bus route to the county city and the coast.

### ACCOMMODATION

Entered to the front through composite double glazed obscure door with window alongside to Entrance porch, with light wood effect flooring. UPVC double glazed obscure door with matching side panel to...

**Hallway** with light to ceiling, radiator, carpet, multiple power points, wood door to under stairs storage, carpeted stairs, wood doors to kitchen and...

**Living Room** with uPVC double glazed windows to full height to front, light to ceiling, electric fire inset to brick surround with wood stand and feature surround, tv point, multiple power points, carpet, radiator, open to...

**Dining Room** with uPVC double glazed bifold doors to rear, light to ceiling, multiple power points, carpet, radiator, wood windowed door to...

**Kitchen** with uPVC double glazed window to rear, spot lights to ceiling, good range of modern storage units to base and wall levels, 1 1/2 Blanco ceramic sink and drainer inset to square edge wood worktop, Indesit cooker and four ring induction hob beneath extractor canopy, slimline dishwasher, tiled flooring, wood door to pantry cupboard, open doorway to...





**Utility** with uPVC double glazed obscure door to side, spot lights to ceiling, storage units to walls, space and connection for upright fridge-freezer, radiator, tile effect flooring, wood double doors to...

**Cloakroom** with uPVC double glazed windows to rear, spot lights to ceiling, low level w/c, hand wash basin inset to vanity unit, heated towel rail, roll edge worktop with storage unit beneath and space and connections for washing machine, tile effect flooring, multiple power points.

**First Floor Gallery Landing** with uPVC double glazed obscure window to side, light to ceiling, carpet, power point, woods door to storage space, and to bedrooms and bathroom.

**Bedroom Three** with uPVC double glazed window to front, light to ceiling, carpet, multiple power points, built in cupboard, radiator.

**Bedroom One** with uPVC double glazed window to front, light to ceiling, radiator, carpet, multiple power points, modern built in bedroom furniture.

**Bedroom Two** with uPVC double glazed window to rear, light to ceiling, carpet, radiator, multiple power points, modern built in bedroom furniture.

**Bathroom** with uPVC double glazed obscure windows to rear, lights to ceiling, low level w/c, hand wash basin inset to vanity unit, p-shaped bath with regular and monsoon shower heads over, tiled surround, electric and central heating powered towel rail, loft hatch with ladder, carpet.

## OUTSIDE

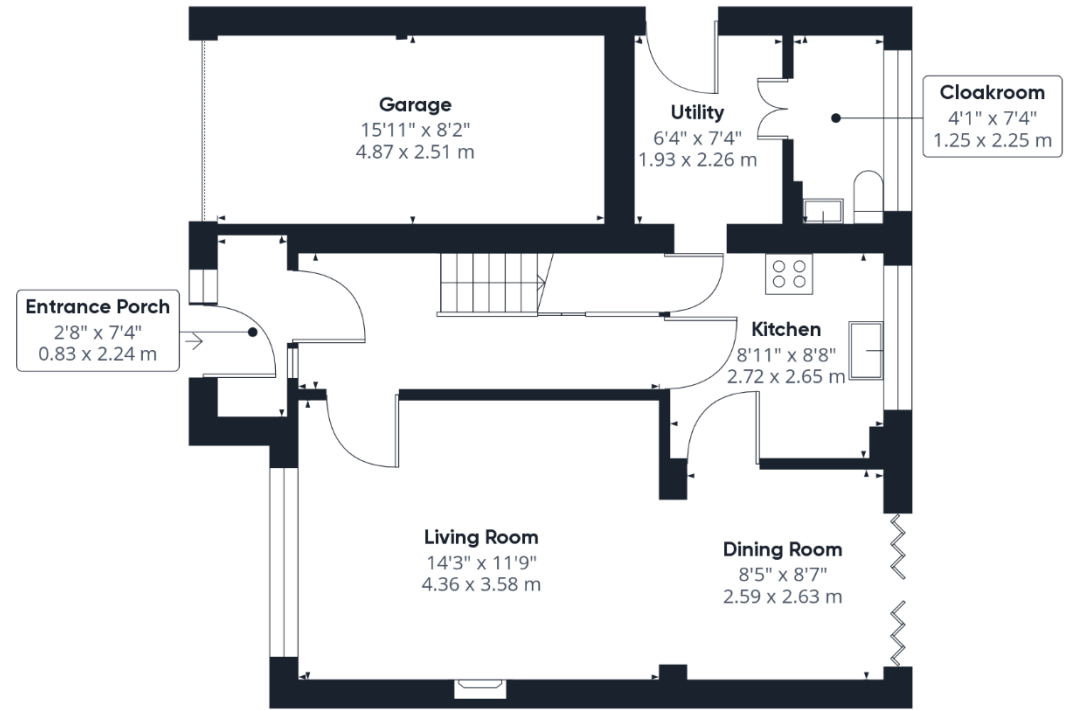
The property is approached to the front up concreted driveway providing off road parking and leading to the **Garage**, with up and over door, light and power.

The front garden is laid to lawn with slate chipped beds housing mature shrubs to the front; and hedged boundaries.

The rear garden, contained by wood panel fencing to the sides and mature hedging to the rear, is laid to lawn with paved patio seating space, slate chipped and further plant







East Lindsey District Council – Tax band: C

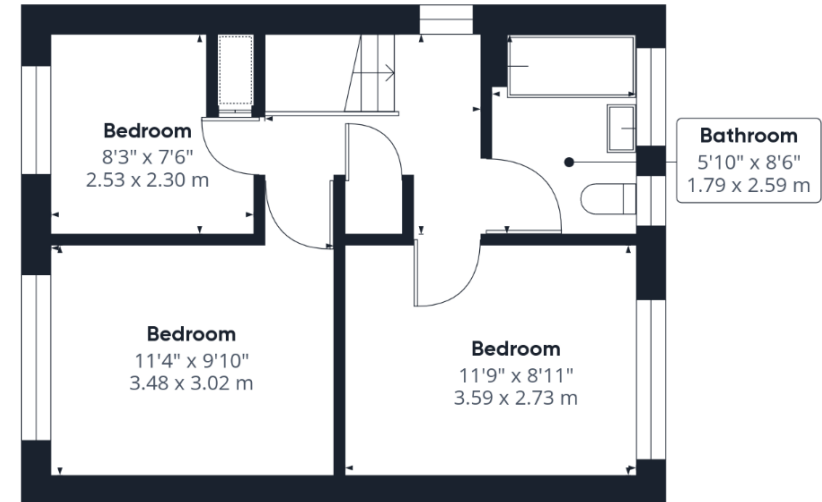
ENERGY PERFORMANCE RATING: TBC

Oil fired central heating  
Mains water, electricity and drainage

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office...

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