



Wigsley Road, Harby



£375,000

- Five Bedrooms
- Extended Detached House
- Open Plan Living Kitchen
- Large Garage
- Three Reception Rooms
- Double Glazing and Oil Central Heating
- Freehold
- EPC rating D



A well presented five bedrooms, extended detached house located within the heart of the highly sought after village of Harby. Situated 9 miles from Lincoln and ideally situated for the A46 to Newark and local train station. The village offers an excellent primary school, village hall, and local Gastro Pub.

The property has accommodation comprising of entrance hall, spacious open plan kitchen diner living area, lounge, conservatory, utility room and WC to the ground floor. To the second floor there are four double bedrooms with ensuite to master, one single bedroom, currently used as an office and a further family bathroom. Outside the property to the front there is a concrete driveway for up to three cars and a lawned garden. To the rear of the property there is an enclosed lawned garden with large patio area.

Entrance Hall

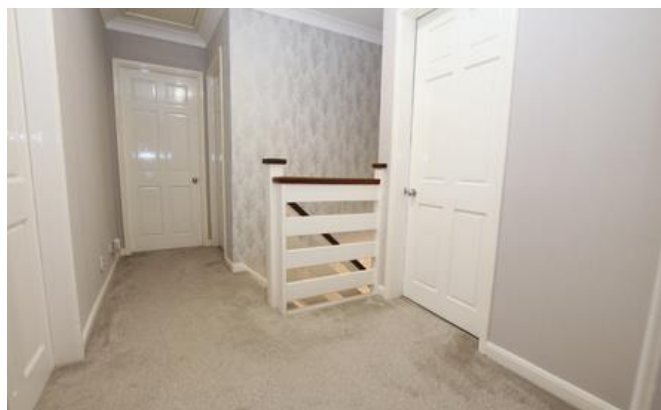
External door to front aspect and stairs to first floor.

Kitchen Living Area

16'1" x 12'0" (4.9m x 3.7m)

Window to rear aspect and fitted with base and eye level units with worktops over, sink with drainer, range cooker with 6 ring halogen hob and extractor over, space for fridge freezer and radiator.





Dining Area

10'0" x 9'6" (3m x 2.9m)

Patio doors leading to conservatory and in floor radiator.

Conservatory

10'1" x 15'2" (3.1m x 4.6m)

Windows to all aspect and patio doors to rear aspect.

Utility Room

11'0" x 10'0" (3.4m x 3m)

Window and external door to rear aspect, radiator, fitted with low level units, sink with drainer, space and plumbing for washing machine.

WC

Window to rear aspect and fitted with low level WC, wash hand basin and radiator.

Landing

Access to loft.

Bedroom One

3.66m x 3.85m (12'0" x 12'7")

Window to front aspect and radiator.

Bedroom Two

3.28m x 3.15m (10'10" x 10'4")

Window to rear aspect, built in wardrobe and radiator.

En-Suite

0.00m x 0.00m (0'0" x 0'0")

Window to rear aspect and fitted with corner shower, low level WC, wash hand basin and radiator.

Bedroom Three

4.20m x 3.07m (13'10" x 10'1")

Window to front aspect, built-in wardrobe and radiator.

Bedroom Four

3.85m x 3.05m (12'7" x 10'0")

Window to rear aspect and radiator.

Bedroom Five/ Office

2.82m x 1.65m (9'4" x 5'5")

Window to front aspect, built in storage and radiator.

Bathroom

3.66m x 2.06m (12'0" x 6'10")

Window to rear aspect and fitted with shower cubicle, decorative bath, low level WC, wash hand basin and radiator.

Outside

To the front of the property there is a concrete drive for up to three cars and lawned garden. To the rear of the property there is an enclosed garden laid to lawn with large patio area.

Garage

17'1" x 10'1" (5.2m x 3.1m)

Electric door, power, lighting, and access to utility room.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Floorplan

GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1916sq.ft. (178.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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