



North Scarle Road, Wigsley



3



1



2

£375,000



Key Features

- Extended Detached Bungalow
- Three Bedrooms
- Air Source Heating System
- Lounge with Log Burner
- Open Plan Kitchen/Diner
- Generous Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to offer for sale, this Extended and Modernised Detached Bungalow in a non estate position in the Village of Wigsley on the Lincolnshire/Nottinghamshire Border. The accommodation comprises: Lounge, Open Plan Kitchen/Diner, Inner Hallway, Three Bedrooms and Shower Room. Outside, there are Gardens to front and rear along with a Parking Driveway and Detached Garage. The property benefits from an Air Source Heating System that provides Underfloor heating throughout.

Lounge 17'1" x 15'8"

Door to front through a 'Green Oak' open Porch, window to front and brick fireplace with Log Burner.

Open Plan Kitchen/Diner 22'5" x 15'

Extended and remodelled with Vaulted ceiling and full height gable windows with sliding doors opening to the rear garden. Comprehensive range of fitted units with central Island unit and built-in oven and hob. Inset sink unit and space for American style Fridge/Freezer.

Inner Hall

With built-in airing cupboard and access to bedrooms.

Bedroom One 11'5" x 10'11"

Window to rear and range of built-in wardrobes.

Bedroom Two 11'5" x 9'5"

Window to front and range of built-in wardrobes.

Bedroom Three 9'5" x 8'2"

Window to front.

Shower Room

Window to rear, wall and floor tiling, towel radiator, large walk-in shower area, wash basin and W.C.

Outside

To the front of the property is a gravel driveway to the front along with a Wild Flower garden. The driveway continues along the side of the property and leads to a Detached Garage. The rear garden is of a generous size and has a lawn, Patio, gravelled areas, raised vegetable beds and a Greenhouse. The rear is screened with trees and shrubs.

Agents 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.

Double Glazing

The property is fully double glazed with heat retaining and Reflective glass.



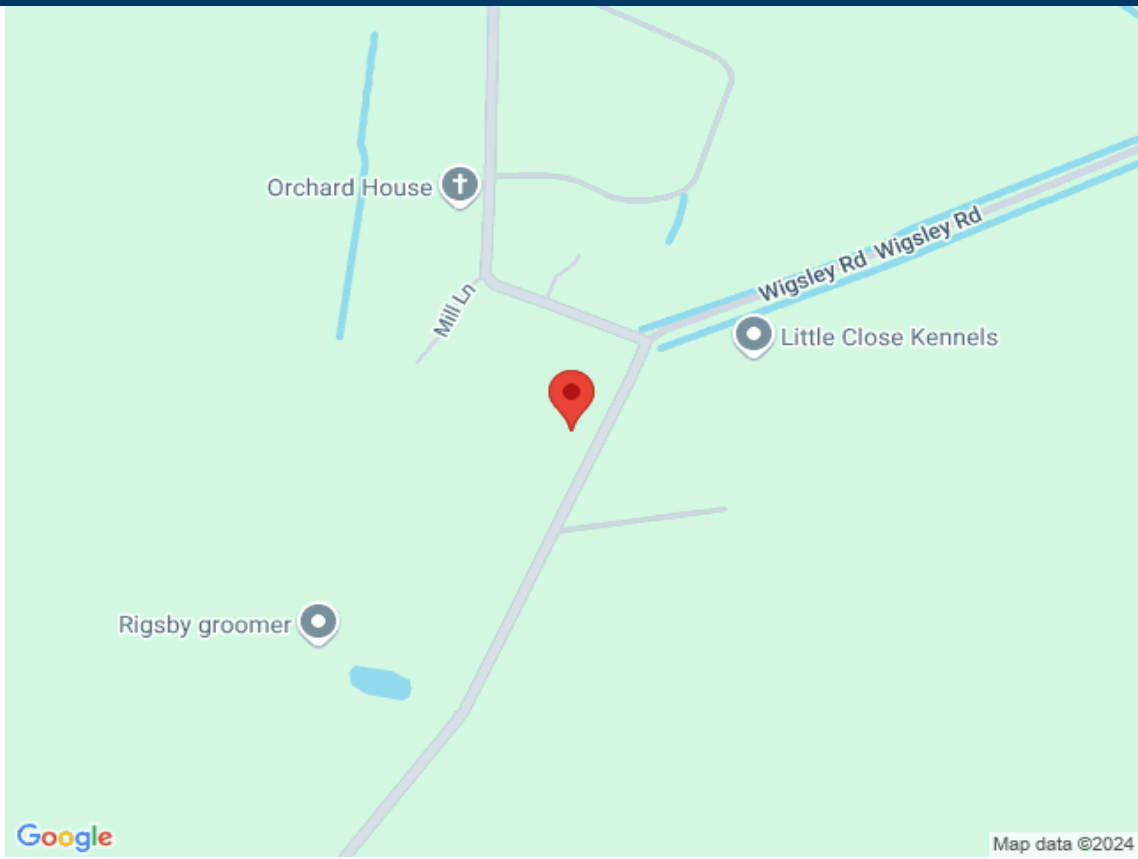


GROUND FLOOR



NORTH SCARLE ROAD, WIGSLEY, NG23 7EU

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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

