



Sawmill Lane, Wragby



£230,000

- Semi-Detached House
- Single Garage and Driveway
- Four Bedroom
- Kitchen Diner
- No Onward Chain
- Oli Central Heating
- Large Garden
- EPC rating D



Well presented four bedroom, semi detached house. Located in the sought after village of Wragby. Within walking distance of the village shops, schools and other amenities.

The property offers entrance hall, WC, lounge and kitchen diner to the ground floor. To the first floor there are four bedrooms and family bathroom. Outside the property to the front there is a lawned garden and driveway leading to single garage. To the rear of the property there is an enclosed lawned garden with patio area.

This property benefits from being sold with NO ONWARD CHAIN

Entrance Hall

External door to front aspect and stairs to first floor.

WC

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

Lounge

3.84m x 4.24m (12'7" x 13'11")

Window to front aspect and radiator.



Kitchen Diner

4.85m x 2.84m (15'11" x 9'4")

Window and French doors to rear aspect, upstairs cupboard and fitted with a range of wall and base units with worktops over, sink with drainer, electric oven, four ring electric hob with extractor over, space and plumbing for dishwasher, space for fridge freezer and radiator.

Landing

Access to roof space.

Bedroom One

2.82m x 3.66m (9'4" x 12'0")

Window to rear aspect, fitted wardrobe and radiator.

Bedroom Two

2.82m x 3.45m (9'4" x 11'4")

Window to front aspect and radiator.

Bedroom Three

2.46m x 3.67m (8'1" x 12'0")

Window to front aspect and radiator.

Bedroom Four

2.16m x 2.23m (7'1" x 7'4")

Window to front aspect and radiator.

Bathroom

1.8m x 1.96m (5'11" x 6'5")

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

Outside Front

Lawned garden and driveway leading to single attached garage.



Outside Rear

Enclosed lawned garden with patio area.

Garage

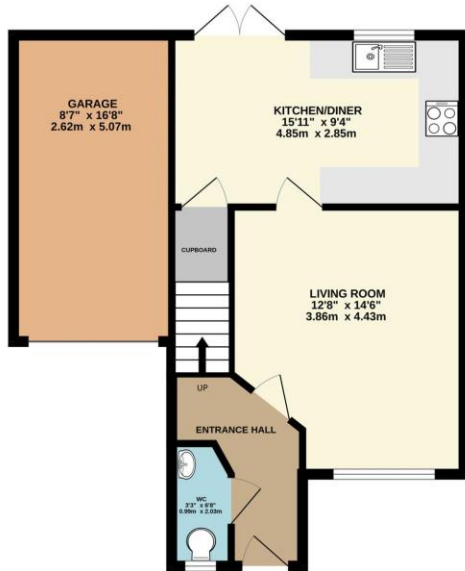
Up and over door, power, lighting and plumbing for both washing machine and tumble dryer.

Agent Note

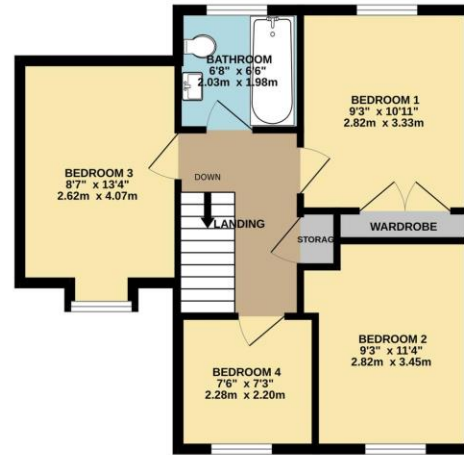
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Floorplan

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



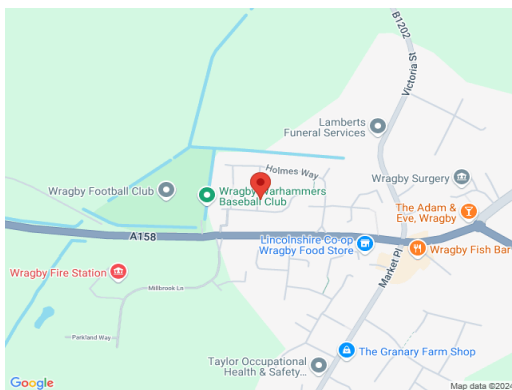
1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



15 SAWMILL CLOSE, WRAGBY

TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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