



Holmes Way, Wragby



**£395,000**

- Detached Bungalow
- Three Bedroom
- Three Reception Rooms
- Two En-Suites and Bathroom
- Corner Plot
- Ample Parking
- Freehold
- EPC rating E



Spacious and well presented three bedroom detached bungalow. Located in the popular village of Wragby. Perfectly positioned within walking distance of the village centre and a host of amenities.

The accommodation on offer consists of Entrance Hall, Breakfast Kitchen, Dining Room, Lounge, Utility, Snug, Three Double Bedrooms two with En-suites and Family Bathroom. Outside the Property to the front there is a block paved driveway leading to a single integral garage and to the rear there is a walled lawned garden with two patios and vegetable plot. The property benefits from Oil Central Heating and uPVC Double Glazing.

### Entrance Hall

External door to front aspect and radiator.

### Dining Room

4.3m x 3.3m (14'1" x 10'10")

Patio doors to front aspect and radiator.

### Lounge

4.3m x 5.22m (14'1" x 17'1")

Patio doors to side aspect and window to rear aspect, feature fireplace with log burner and radiator.





## Kitchen

4.56m x 2.95m (15'0" x 9'8")

Window to rear aspect and fitted with a range of modern wall and base units with worktops over, sink with drainer, free standing electric range cooker with extractor over, and breakfast island.

## Utility

1.73m x 2m (5'8" x 6'7")

Window to rear aspect and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer and space and plumbing for washing machine.

## Bedroom One

2.87m x 4.44m (9'5" x 14'7")

Window to rear aspect, built-in wardrobes and radiator.

## En-Suite

1.5m x 2.11m (4'11" x 6'11")

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

## Bedroom Two

3m x 3.93m (9'10" x 12'11")

Window to front aspect and radiator.

## Bedroom Three

4.27m x 2.72m (14'0" x 8'11")

Window to front aspect, fitted wardrobe and radiator.

## Snug

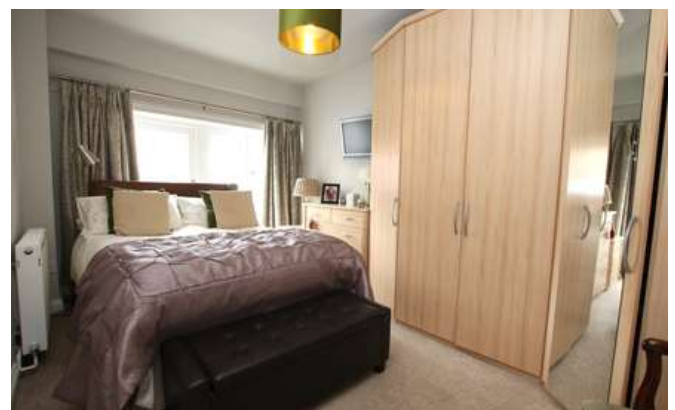
2.88m x 3.93m (9'5" x 12'11")

Window to side aspect and radiator.

## En-Suite Wetroom

1.61m x 2.72m (5'4" x 8'11")

Fitted with electric shower, low level WC, wash hand basin, extractor and radiator.



### Bathroom

3.11m x 1.75m (10'2" x 5'8")

Window to side aspect and fitted with free standing bath, wash hand basin, low level WC, extractor and radiator.

### Conservatory

3.88m x 5.59m (12'8" x 18'4")

External doors to rear aspect, fitted with Celsius glass and radiator.

### Outside

To the front of the property there is a spacious block paved driveway leading to a single integral garage. To the rear of the property there is a walled lawned garden with two large decorative patio areas and vegetable plot.

### Agent Note

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# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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