



## Poachers Chase, Wragby



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**£165,000**

- End Terrace House
- Two Double Bedrooms
- Well Presented
- Bathroom & Downstairs WC
- Village Location
- No Onward Chain
- Freehold
- EPC Rating D





**\*\* No Onward Chain \*\*** Well presented TWO BEDROOM End Terrace house located in the popular village of Wragby. Boasting a larger than average plot and being within walking distance of the local Co-op, Primary School and other village amenities.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner and Cloakroom to the ground floor. To the first floor there are Two Double Bedrooms and Bathroom. Outside the property there is a driveway with room for two vehicles and to the rear of the property there is an enclosed lawned garden with patio area.

The property also benefits from uPVC Double Glazing and a modern Electric Heating System.

### Entrance Hall

External door to front aspect.

### Lounge 5.13m x 3.12m (16'10" x 10'2")

Windows to front aspect, stairs to first floor, wall mounted electric radiator and access through to the dining kitchen.



### Kitchen Diner 3.91m x 2.44m (12'10" x 8'0")

French doors and window to rear aspect. Fitted with a range of base and wall units with work surfaces over, stainless steel drainer sink unit with mixer tap over, space and plumbing for washing machine, integrated oven with four plate hob and extractor hood over.

### Downstairs Cloakroom

Fitted with low level WC and wash hand basin.

### First Floor Landing

Access to roof space.

### Bedroom One 3.94m x 2.97m (12'11" x 9'8")

With window to the front aspect and wall mounted electric radiator.

### Bedroom Two 3.89m x 2.57m (12'10" x 8'5")

With window to the rear aspect and wall mounted electric radiator.

### Family Bathroom 1.98m x 1.91m (6'6" x 6'4")

Fitted with a low level wc, wash hand basin, panelled bath with wall mounted shower appliance and glazed shower screen. Part tiled walls, heated towel rail and extractor fan.

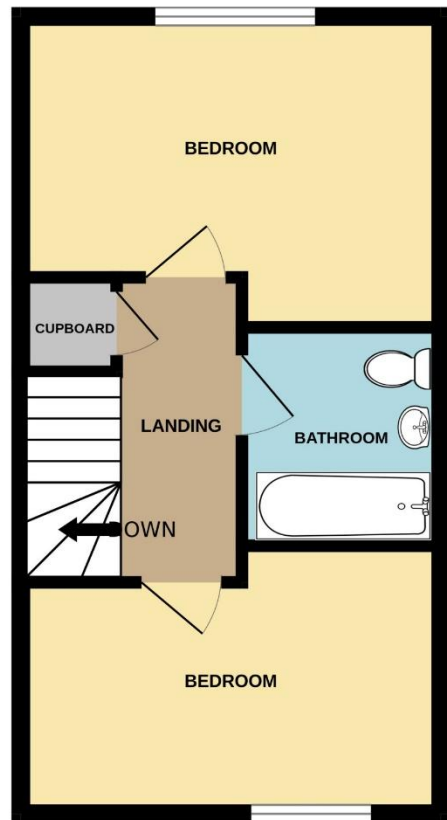
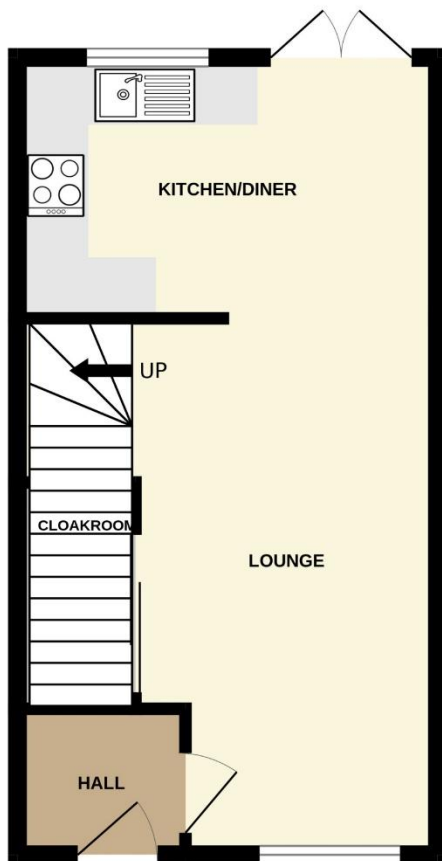
### Outside

To the front of the property is a paved driveway.

To the rear of the property is an enclosed garden with a patio seating area and the remainder is laid to lawn. There is gated access to the rear.

### 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.



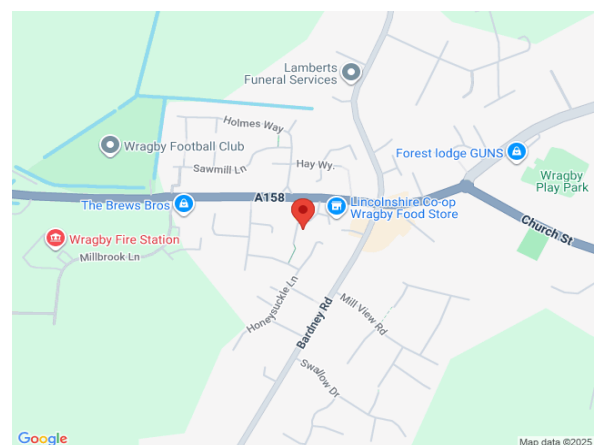
POACHERS CHASE, WRAGBY, LINCOLN, LN8 5NA

TOTAL FLOOR AREA : 656 sq.ft. (61.0 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		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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