



Poachers Chase, Wragby



£165,000

- End Terrace House
- Two Bedrooms
- Driveway
- Bathroom & Downstairs WC
- Village Location
- No Onward Chain
- Freehold
- EPC rating C



**** 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

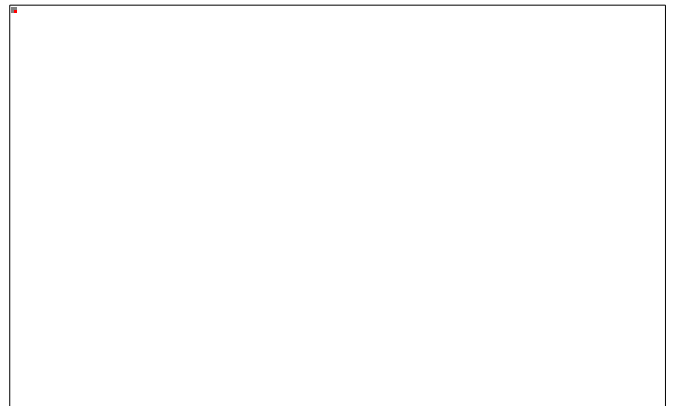
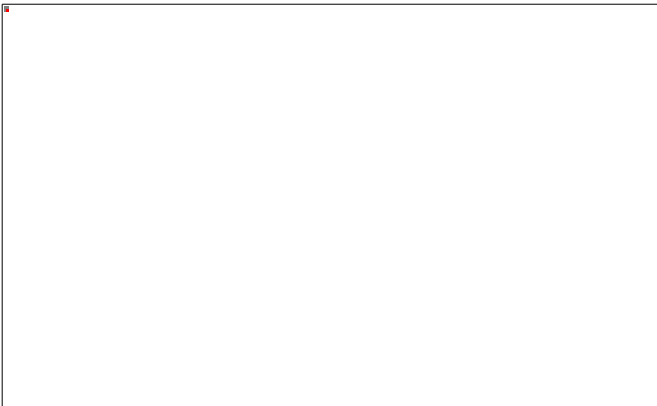
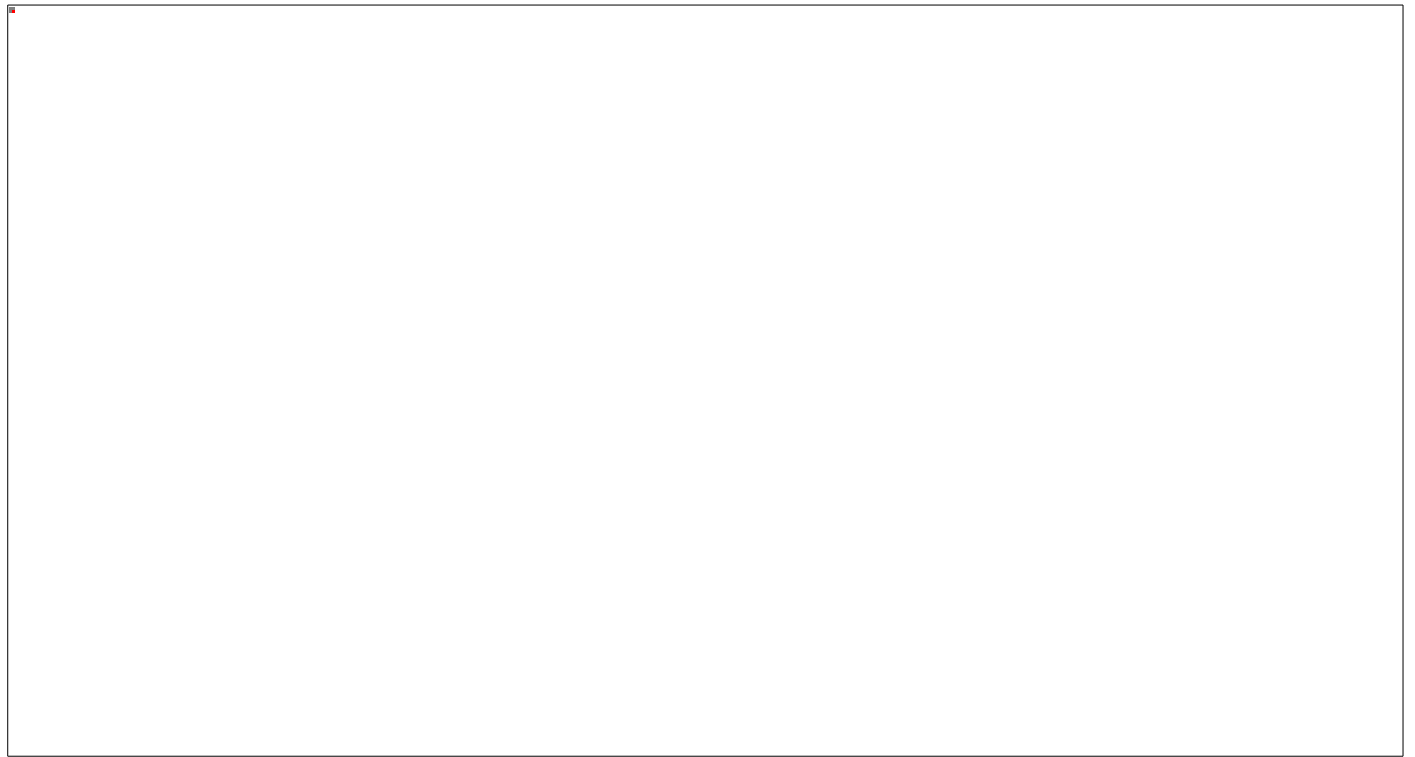
To the front of the property is a paved driveway.

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.

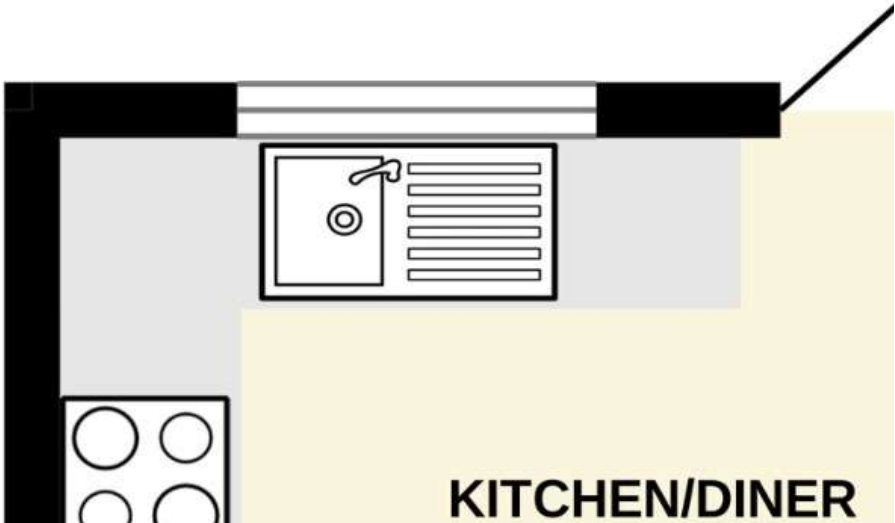
Agents Note

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Floorplan



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		



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk