



Carpenters Close, Wragby



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Offers over £175,000

- Three Storey Townhouse
- Three Bedrooms
- Two Ensuites, Family Bathroom & WC
- Popular Location
- NO ONWARD CHAIN
- Garage And Driveway
- Freehold
- EPC rating C



Spacious three bedroom Townhouse with accommodation set over three floors. Located in the popular village of Wragby. The property is perfectly positioned nearby a local grass playing field and within walking distance of the local schools, shops and other village amenities. The accommodation on offer consists of Entrance Hall, WC and Kitchen Diner to the ground floor. To the first floor, there is a Lounge, Family bathroom and Bedroom Three. To the second floor, there are Two Double Bedrooms both with En-Suites. Outside, to the front there is a fence gravel area and path leading to the front door. To the rear of the property there is an enclosed block paved garden with access to driveway and single garage.

The property benefits from Electric Central Heating and uPVC Double Glazing.

Entrance Hall

External door to front aspect, stairs to first floor and radiator.

WC

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

Kitchen Diner

5.76m x 3.66m (18'11" x 12'0")

Window and patio doors to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, electric single oven, four ring electric hob with extractor over, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer and radiator.



First Floor Landing

Window to front aspect and stairs to second floor.

Lounge

4.3m x 3.47m (14'1" x 11'5")

Dual windows to front aspect and radiator.

Bedroom Three

3.77m x 2.55m (12'5" x 8'5")

Window to rear aspect and radiator.

Bathroom

2.15m x 1.89m (7'1" x 6'2")

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

Second Floor Landing

Bedroom One

5.5m x 3.46m (18'0" x 11'5")

Dual windows to front aspect, fitted wardrobes and radiator.

Bedroom Two

3.79m x 2.54m (12'5" x 8'4")

Window to rear aspect and radiator.

En-suite One

1.77m x 1.71m (5'10" x 5'7")

Window to front aspect and fitted with single shower cubicle, low level WC, wash hand basin and heated towel rail.

En-Suite Two

Window to rear aspect and fitted with single shower cubicle, low level WC, wash hand basin and heated towel rail.



Outside

To the rear of the property there is an enclosed block paved garden with access to driveway way and path leading single garage.

Garage

Up and over door.

Agent 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.

Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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