

Buy. Sell. Rent. Let.

lovelle



Newton Close, Wragby



3



1



2

When it comes to
property it must b


lovelle



£140,000



3 BEDROOM TERRACED HOUSE - POPULAR RESIDENTIAL LOCATION. Providing an excellent investment opportunity of first time buy. Comprising entrance hall, lounge, dining room, kitchen, WC, rear hall, 3 bedrooms & bathroom. Gardens front and rear, outbuildings. NO ONWARD CHAIN

Key Features

- Terraced House
- Popular Residential Location
- Excellent FTB / Investment
- Entrance Hall, Lounge
- Kitchen, Dining Room, WC
- 3 Bedrooms & Bathroom
- EPC rating TBC
- Tenure: Freehold



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



lovelle

Situation

The popular Market town of Wragby is situated approximately 8 miles from the Cathedral city of Lincoln & Louth and is accessed via the A158 and also giving convenient access in the directions of Market Rasen & Horncastle .Over time Wragby has evolved to be a stopping point en route to the coastal town of Skegness, with amenities including three public houses, a fish shop, café, supermarket, village hall, doctors surgery, pharmacy, newsagents and schooling and leisure facilities.

Entrance Hall

5.07m x 1.74m (16'7" x 5'8")

uPVC entrance door, double glazed window to front aspect, radiator, stairs to first floor accommodation with storage under and stair lift

Lounge

4.15m x 4.06m (13'7" x 13'4")

double glazed window to front aspect, radiator and feature fire place

Dining Room

2.73m x 2.83m (9'0" x 9'4")

double glazed window to rear aspect and radiator

Kitchen

3.18m x 2.97m (10'5" x 9'8")

a range of fitted wall and base units, pantry cupboard, space for cooker, sink unit, space and plumbing for washing machine, tiled splash backs, vinyl flooring and double glazed window to rear aspect

Rear Hall

1.47m x 0.90m (4'10" x 3'0")

uPVC entrance door and vinyl flooring

WC

1.56m x 0.77m (5'1" x 2'6")

low level WC, hand wash basin, tiled splash backs, radiator, vinyl flooring and double glazed window to rear aspect

Landing

0.88m x 3.27m (2'11" x 10'8")

airing cupboard housing hot water cylinder and roof void access

Bedroom 1

2.60m x 4.07m (8'6" x 13'5")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 2

3.55m x 2.52m (11'7" x 8'4")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 3

2.60m x 2.37m (8'6" x 7'10")

double glazed window to front aspect, radiator and fitted wardrobes

Bathroom

2.57m x 1.73m (8'5" x 5'8")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

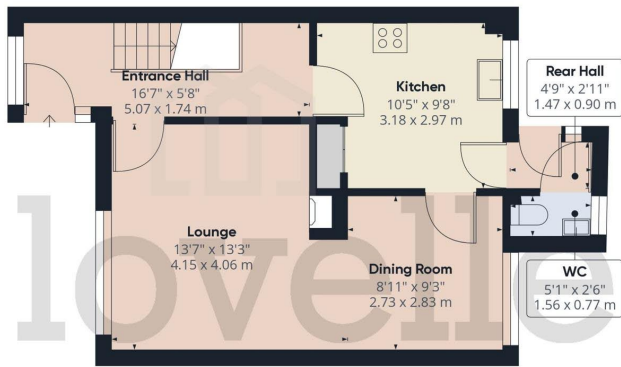
Gardens

having gardens to both front and rear. The front garden is open plan with planted shrubs. The rear garden is paved patio, with outbuildings

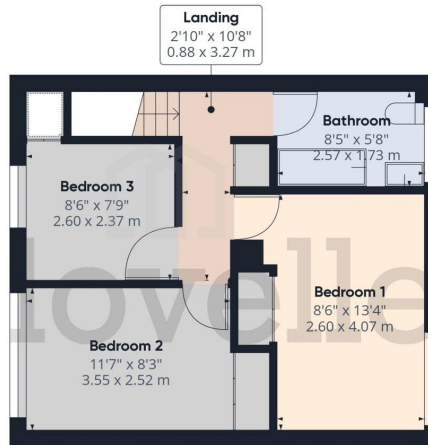
Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
890.91 ft²
82.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



When it comes to **property**
it must be



lovelle

01673 844069

marketrasen@lovelle.co.uk