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60 Wragby Road East, Lincoln, LN2 4QY



When it comes to
property it must be





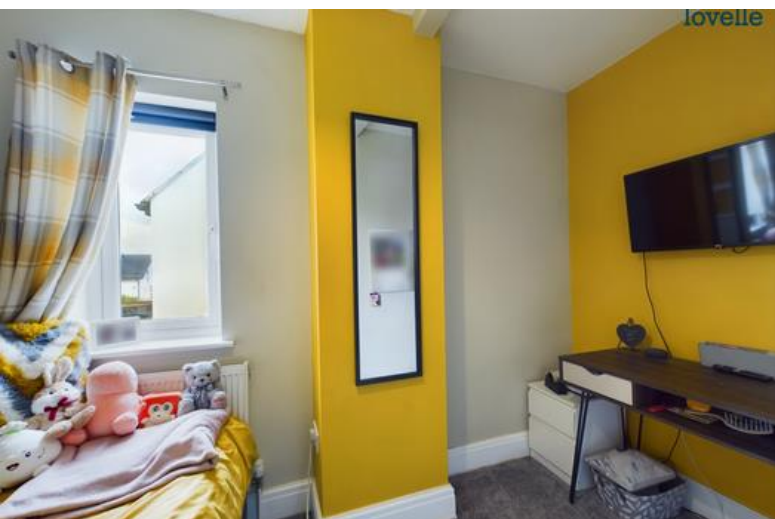
Asking Price: £285,000

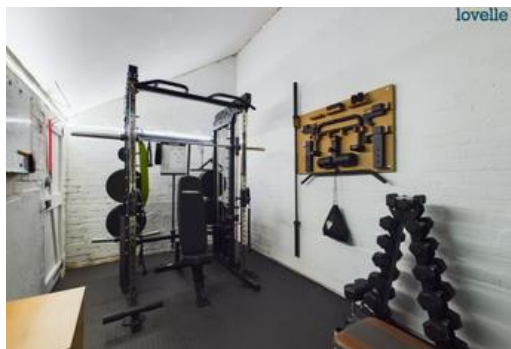


Explore this spacious semi-detached house, extended to the rear for added living space. It features a large driveway for several vehicles, a generous garden, useful outbuildings, and a garage. Perfect for families, this property offers both comfort and convenience in a desirable location. Don't miss out on this fantastic opportunity!

Key Features

- Spacious family home
- Extended & improved
- 2 reception rooms
- 4 bedrooms, & family bathroom
- Open plan kitchen, utility & WC
- Generous garden, outbuildings
- EPC Rating: D
- Tenure: Freehold
- Council tax band: C





We are delighted to offer for sale this spacious and extremely well-presented semi-detached home. The accommodation briefly comprises, entrance lobby, living room, open plan kitchen and dining area, utility room, rear entrance lobby, cloakroom / WC, 4 bedrooms, and family bathroom. Outside the property occupies a very generous plot, with a large garden to the rear, various outbuildings, one is currently utilised as a home gym. There is a detached garage, and generous driveway to the front aspect, providing parking for several vehicles.

We have been informed by the current vendors that they have installed a new roof, new windows to the front, and composite front door. There was a new boiler installed in 2022.

The property is fully double glazed, and has a gas fired central heating system. Council tax band: C. Tenure: Freehold.

Entrance Lobby

1.20m x 1.26m (3'11" x 4'1")

Laminate wood flooring, radiator, stairs leading to first floor landing, and uPVC double glazed front entrance door.

Living Room

3.96m x 4.27m (13'0" x 14'0")

Feature exposed brick fireplace with open fire, fitted cupboards, radiator, and walk-in double glazed bay window to front aspect.

Dining Area

3.54m x 3.64m (11'7" x 11'11")

Laminate wood flooring, fitted cupboard, double glazed window to side aspect, and vertical wall mounted radiator.

Utility Room

1.32m x 1.77m (4'4" x 5'10")

Space and plumbing for washing machine, space for tumble dryer, shelving, radiator, laminate wood flooring, and double-glazed window to side aspect.

Kitchen

3.06m x 4.14m (10'0" x 13'7")

Range of fitted base and wall units with contrasting roll edge work surfaces, single stainless steel sink unit, space for fridge-freezer, space for Range style gas cooker, extractor canopy, tiled splash backs, ceramic tiled flooring, vertical wall mounted radiator, and double-glazed windows to rear and side aspects.

Rear Hallway

1.20m x 1.26m (3'11" x 4'1")

Ceramic tiled flooring, and uPVC double glazed doors leading to rear garden.

Cloakroom / WC

1.15m x 2.56m (3'10" x 8'5")

Low level WC, and vanity wash hand basin. There is decorative wood panelling, radiator, extractor fan, and double-glazed window to rear aspect.

Landing

0.79m x 2.66m (2'7" x 8'8")

Access to roof void.

Bedroom 1

3.57m x 3.69m (11'8" x 12'1")

Double glazed window to front aspect, radiator, and decorative wood panelling.

Bedroom 2

3.08m x 4.14m (10'1" x 13'7")

Double glazed window to rear aspect, and radiator.

Bedroom 3

2.41m x 3.70m (7'11" x 12'1")

Double glazed window to front aspect, and radiator.

Bedroom 4

1.69m x 3.11m (5'6" x 10'2")

Double glazed window to side aspect, and radiator.

Family Bathroom

1.84m x 3.02m (6'0" x 9'11")

P-shaped bath with shower over, low level WC, and pedestal wash hand basin. There are tiled splash backs, vinyl flooring, extractor fan, heated towel rail, and double-glazed window to rear aspect.

Rear Garden

Generous rear garden, mostly laid to lawn with patio area, various plants, shrubs and trees, large workshop, and brick built outside stores. The garden is mostly enclosed by close boarded fencing and conifer hedging.

Outbuilding / Gym

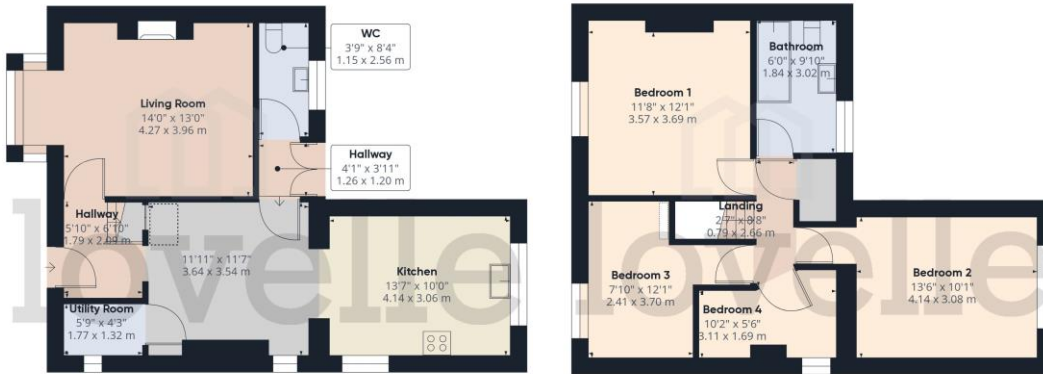
2.58m x 4.70m (8'6" x 15'5")

Brick outbuilding which is currently being utilised as a home gym.

Driveway

Large block-paved driveway which extends across the front of the property and provides ample parking for several vehicles.





Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1280.79 ft²
118.99 m²

Reduced headroom
6.52 ft²
0.61 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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