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Barleycorn Lane, Wragby



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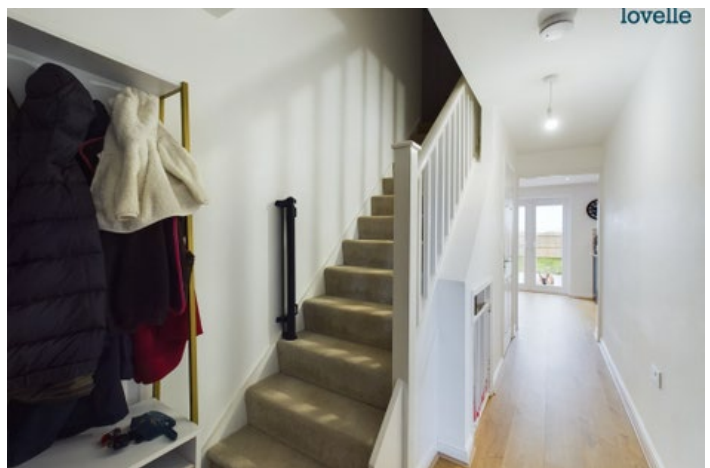
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property it must be


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£280,000



NEW BUILD DETACHED FAMILY HOME IN POPULAR LOCATION. Spacious & Well Presented comprising entrance hall, WC, lounge, kitchen diner, utility, 4 bedrooms, ensuite, family bathroom. GENEROUS GARDENS, Field Views, Driveway & Garage. NO ONWARD CHAIN

Key Features

- New Build Detached House
- Popular Town Location
- Spacious & Well Presented
- Entrance Hall, WC, Lounge
- Kitchen Diner, Utility Room
- 4 Bedrooms, Ensuite & Bathroom
- EPC rating C
- Tenure: Freehold



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Situation

The popular Market town of Wragby is situated approximately 11 miles from the Cathedral city of Lincoln, Louth approximately 14 miles and is accessed via the A158 and also giving convenient access in the directions of Market Rasen (7 miles), Bardeny (5 miles) & Horncastle (10 miles). Over time Wragby has evolved to be a stopping point en route to the coastal town of Skegness, with amenities including two public houses, a fish shop, café, supermarket, village hall, doctors surgery, newsagents and schooling and leisure facilities.

Entrance Hall

4.94m x 1.93m (16'2" x 6'4")

composite front entrance door, radiator, laminate flooring, stairs to first floor accommodation and storage under

WC / Cloakroom

1.85m x 0.95m (6'1" x 3'1")

low level WC, pedestal hand wash basin, tiled splash backs, laminate flooring and radiator

Lounge

5.12m x 2.99m (16'10" x 9'10")

double glazed window to front aspect and radiator

Kitchen Diner

2.79m x 6.03m (9'2" x 19'10")

a range of fitted wall and base units, integrated dishwasher, stainless steel sink unit, electric oven, 4 ring gas hob, integrated fridge freezer, tiled splash backs, radiator, laminate flooring, double glazed window to rear aspect and uPVC French doors to rear

Utility Room

2.37m x 1.64m (7'10" x 5'5")

fitted base units, stainless steel sink unit, integrated washing machine, space for tumble dryer, wall mounted lpg gas boiler, radiator, laminate flooring and double glazed rear entrance door

Landing

1.11m x 3.05m (3'7" x 10'0")

roof void access and radiator

Bedroom 1

3.97m x 4.42m (13'0" x 14'6")

2 double glazed windows to front aspect, radiator and a range of fitted wardrobes

Ensuite

1.48m x 2.86m (4'11" x 9'5")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, heated towel rail, tiled splash backs, laminate flooring and double glazed window to side aspect

Bedroom 2

2.82m x 3.95m (9'4" x 13'0")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 3

2.83m x 3.72m (9'4" x 12'2")

double glazed window to rear aspect and radiator

Bedroom 4

2.83m x 2.72m (9'4" x 8'11")

double glazed window to front aspect and radiator

Bathroom

2.01m x 1.73m (6'7" x 5'8")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, tiled splash backs, laminate flooring, heated towel rail and double glazed window to rear aspect

Garden

occupying a generous plot with good sized garden to the rear, being mostly laid to lawn with ceramic paved patio area

Garage

4.98m x 2.58m (16'4" x 8'6")

up and over door, power and lighting

Driveway

generous parking to the front of property providing ample off road parking for a number of vehicles

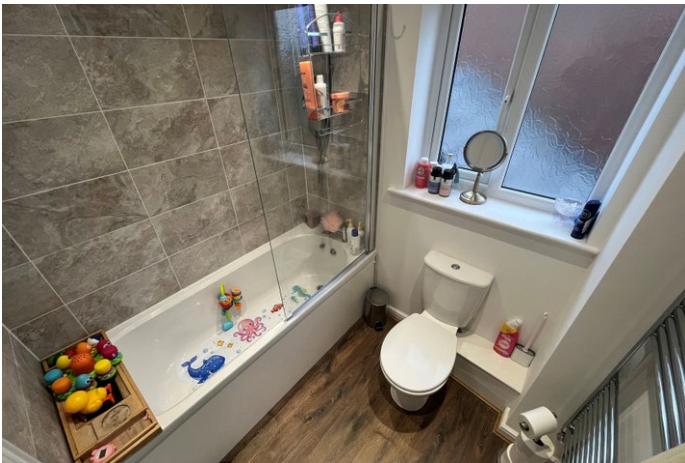
Site Fees

Site Management Fee of £161.82 per annum. This will only be payable once the site has been completed.

Agents Notes

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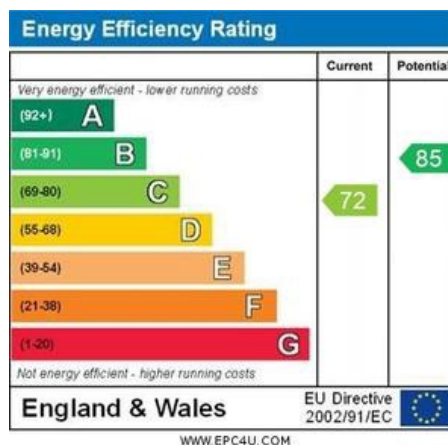
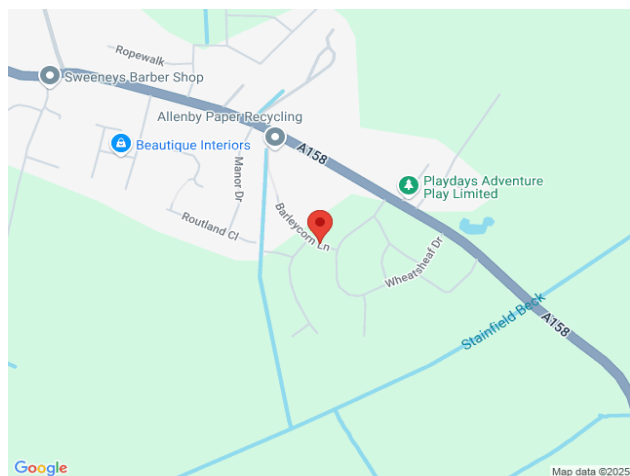
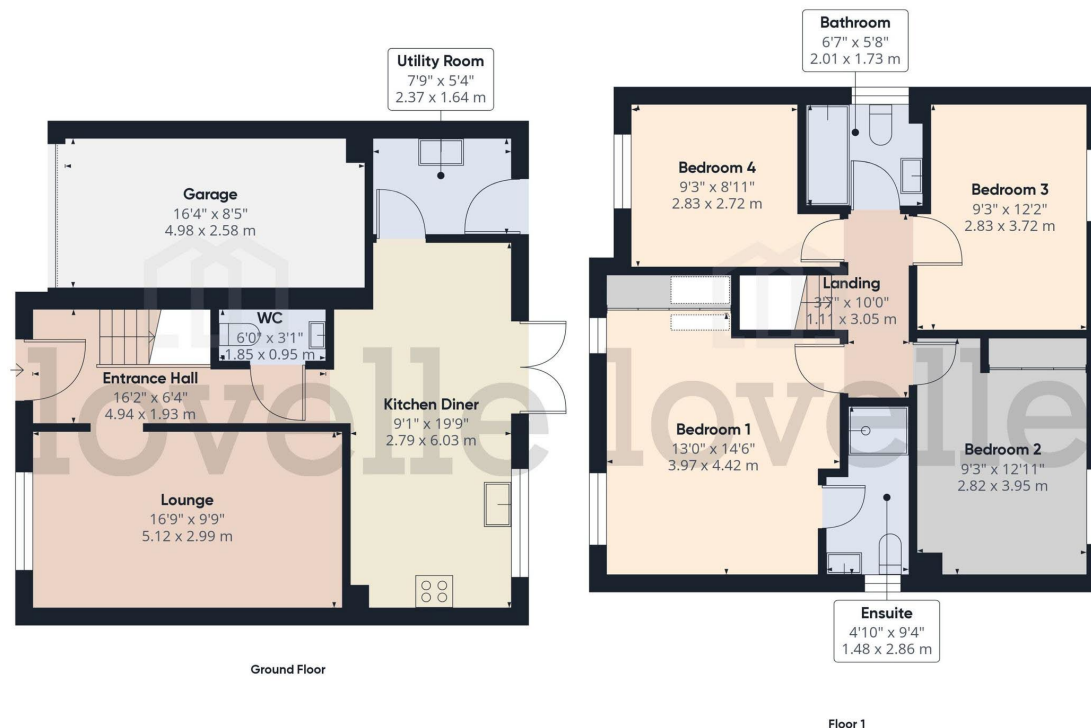
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Approximate total area[®]
1252.92 ft²
116.4 m²

(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.
Calculations are based on RICS IPMS 3C standard.



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