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Prince Charles Avenue, Wragby



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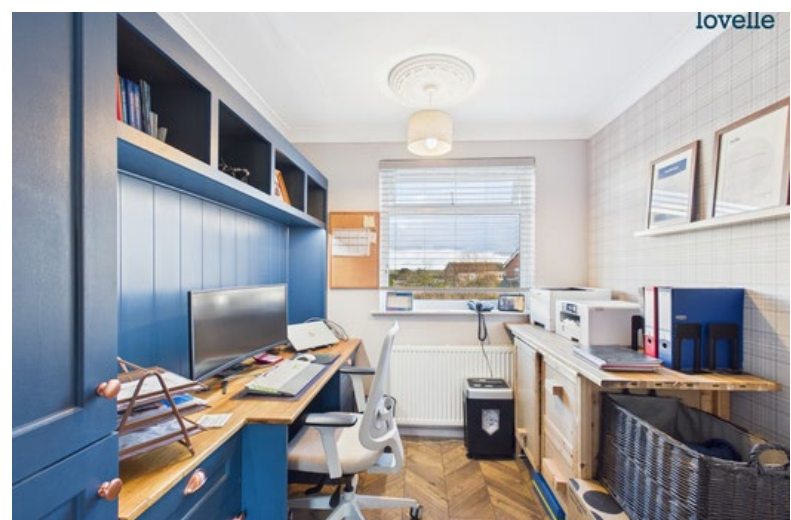
£245,000



ENERGY EFFICIENT DETACHED FAMILY HOME. Popular Town Location, close to local amenities, this well presented property offers spacious accommodation comprising entrance hall, lounge, dining room, kitchen, 3 bedrooms and shower room. Gardens front & rear, Garage & driveway. SOLAR PANELS & BATTERY STORAGE

Key Features

- Modern Detached House
- Popular Town Location
- Solar Panels & Battery Storage
- Well Presented Throughout
- Entrance Hall, Extended Kitchen
- Lounge, Dining Room
- EPC rating B
- Tenure: Freehold





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 (7miles), 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

4.42m x 1.78m (14'6" x 5'10")

uPVC entrance door with adjoining side screen, radiator, wood flooring, stairs to first floor accommodation with bespoke fitted storage under

Lounge

4.45m x 3.63m (14'7" x 11'11")

double glazed window to front aspect, radiator and bespoke storage

Dining Room

2.69m x 2.68m (8'10" x 8'10")

double glazed window to rear aspect and radiator

Kitchen

2.76m x 5.31m (9'1" x 17'5")

a range of fitted wall and base units, electric oven, 4 ring hob, space and plumbing for washing machine, integrated dishwasher, sink unit, space for fridge freezer, vinyl flooring, 2 double glazed windows to rear aspect and uPVC side entrance door

Landing

2.74m x 2.76m (9'0" x 9'1")

double glazed window to side aspect and airing cupboard housing hot water cylinder

Bedroom 1

3.61m x 3.08m (11'10" x 10'1")

double glazed window to front aspect and radiator

Bedroom 2

3.52m x 2.73m (11'6" x 9'0")

double glazed window to rear aspect, laminate flooring and radiator

Bedroom 3

2.6m x 2.41m (8'6" x 7'11")

double glazed window to front aspect, laminate flooring and radiator

Shower Room

1.62m x 2.79m (5'4" x 9'2")

3 piece suite comprising low level WC, vanity hand wash basin, walk in shower, fully tiled splash backs, tiled flooring, heated towel rail, roof void access and double glazed window to rear aspect

Gardens

occupying a good sized plot with gardens front and rear, being mostly laid to lawn, with planted borders

Garage

4.99m x 2.5m (16'5" x 8'2")

electric roller door, power and lighting

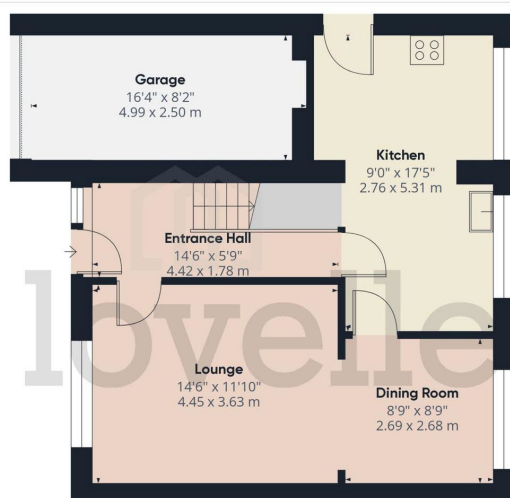
Driveway

driveway providing ample off road parking

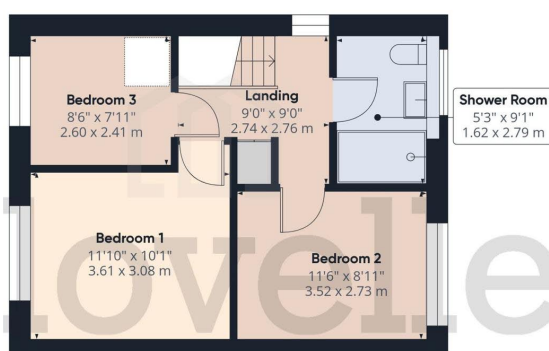
Agents Notes

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Ground Floor

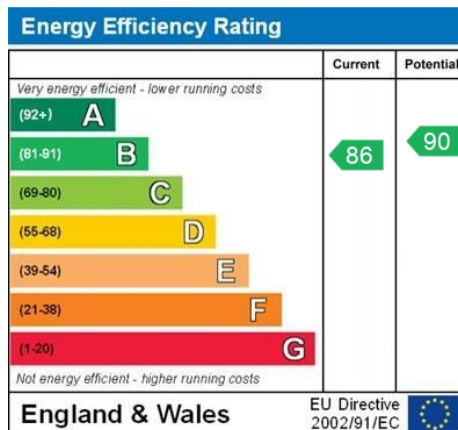


Approximate total area[®]
1040.12 ft²
96.63 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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