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Main Road, Langton By Wragby



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When it comes to
property it must be


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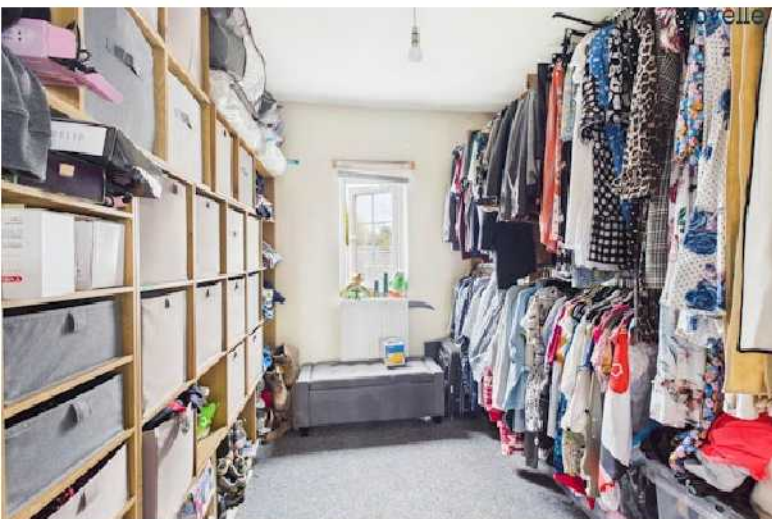
£240000



Extended & Improved 2 bed End Terrace. Formerly a 3 bed this property this has been renovated to a high standard comprising lounge, kitchen diner, utility/WC, 2 bedrooms with dressing room & bathroom. Generous gardens, driveway, HOME OFFICE & 2 Workshops. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- End of Terrace Cottage
- Extended & Improved
- Well Presented Throughout
- Lounge, Kitchen Diner, WC / Utility
- 2 Bedrooms, Dressing Room & Bathroom
- Generous Gardens Front & Rear
- EPC rating D
- Tenure: Freehold





Situation

Langton-by-Wragby is a small hamlet village located within just a mile of the nearby village of Wragby which offers a wide range of local shops and amenities whilst also being within easy access of Lincoln City Centre, Market Rasen and Horncastle.

Lounge

5.63m x 3.96m (18'6" x 13'0")

uPVC entrance door, double glazed windows to front and side aspects, radiator, laminate flooring and feature fireplace with log burner inset

Kitchen Diner

4.52m x 5.02m (14'10" x 16'6")

a range of fitted wall and base units, stainless steel sink unit, integrated dishwasher, electric oven, 4 ring hob, fridge freezer, splash backs, laminate flooring, radiator, storage cupboard under stairs and uPVC French doors to rear with adjoining side screens

WC / Utility

1.33m x 1.92m (4'5" x 6'4")

low level WC, hand wash basin, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, heated towel rail and double glazed window to side aspect

Landing

2.79m x 0.92m (9'2" x 3'0")

double glazed window to side aspect, roof void access and radiator

Bedroom 1

2.86m x 4.01m (9'5" x 13'2")

double glazed window to front aspect and radiator

Dressing Room

2.48m x 2.82m (8'1" x 9'4")

formerly bedroom 3, having double glazed window to rear aspect, radiator and fitted storage

Bedroom 2

0.74m x 3.02m (2'5" x 9'11")

double glazed window to front aspect and radiator

Bathroom

2.14m x 2.8m (7'0" x 9'2")

4 piece suite comprising low level WC, hand wash basin, bath, shower cubicle, tiled splash backs, tiled flooring, heated towel rail and double glazed window to rear aspect

Gardens

occupying a good sized plot with gardens front and rear, being mostly laid to lawn, paved patio area, 2 raised decking areas and newly fitted septic tank system.

Driveway

extensive gravelled driveway providing ample off road parking for a number of vehicles

Office

4.24m x 3.26m (13'11" x 10'8")

entrance door, power, lighting, double glazed window to front aspect and its own internet connection

Workshop 1

2.3m x 3.78m (7'6" x 12'5")

entrance door, power, lighting, fitted storage and double glazed window to front aspect

Workshop 2

2.78m x 5.17m (9'1" x 17'0")

power, lighting and fitted storage

Agents Notes

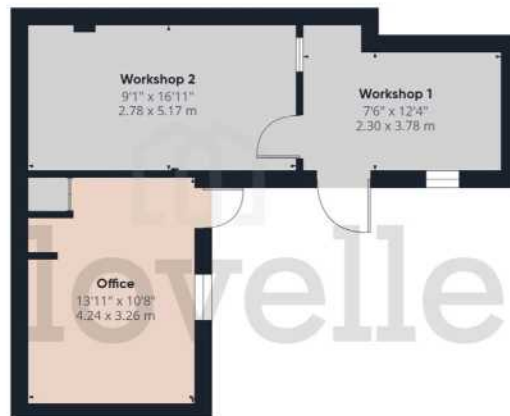
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Ground Floor Building 1

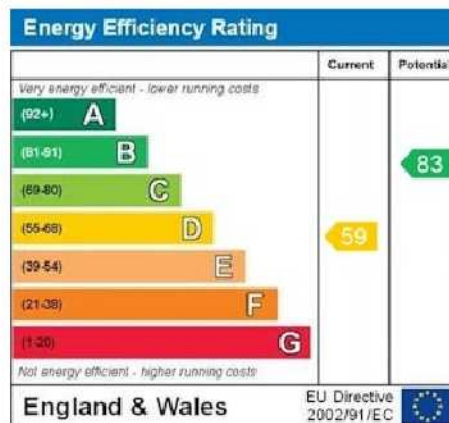
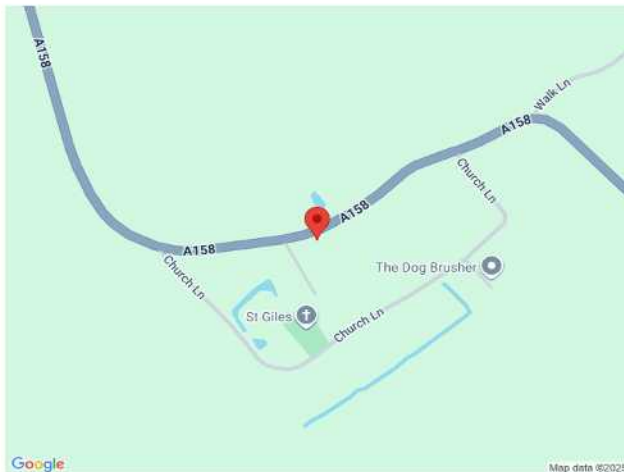
Floor 1 Building 1



Approximate total area⁽¹⁾
1319 ft²
122.7 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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