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Bardney Road, Wragby

3 2 2

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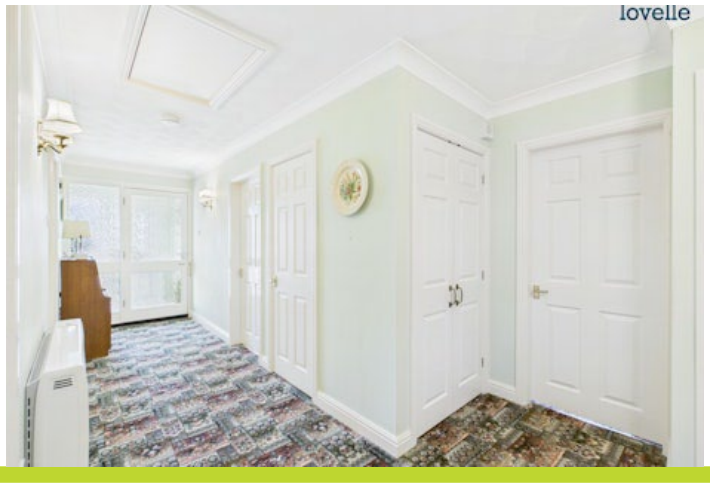

£350,000

3 2 2

SPACIOUS DETACHED BUNGALOW, in popular town of Wragby, within walking distance to amenities. Comprising porch, entrance hall, lounge, dining room, kitchen, 3 bedrooms, ensuite and shower room. Generous plot with gardens front and rear, extensive gated driveway and Double garage. Must be viewed to appreciate the internal space - NO ONWARD CHAIN

Key Features

- Detached Bungalow
- Popular Town Location
- Walking Distance to Amenities
- Spacious Accommodation
- Porch, Entrance Hall, Lounge
- Kitchen, Dining Room, WC
- EPC rating D
- 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), Bardney (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 Porch
1.22m x 1.55m (4'0" x 5'1")
uPVC entrance door with adjoining side screen

Entrance Hall
5.95m x 1.53m (19'6" x 5'0")
glazed entrance door, electric heater, cloak cupboard, roof void access and airing cupboard housing hot water cylinder

Lounge
4.83m x 4.59m (15'10" x 15'1")
double glazed window to front aspect, double glazed window to side aspect, 2 electric heaters and feature fire place with inset electric fire

Dining Room
3.05m x 3.4m (10'0" x 11'2")
double glazed window to side aspect and electric heater

Kitchen
2.41m x 3.85m (7'11" x 12'7")
a range of fitted wall and base units, electric hob, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, sink unit, electric oven, integrated fridge freezer, tiled splash backs, vinyl flooring, double glazed window to rear aspect and uPVC side entrance door

WC
1.83m x 0.87m (6'0" x 2'11")
low level WC, hand wash basin, tiled splash backs, vinyl flooring and double glazed window to rear aspect

Bedroom 1
3.01m x 3.64m (9'11" x 11'11")
double glazed window to front aspect, electric heater and fitted furniture

Ensuite
0.9m x 2.53m (3'0" x 8'4")
3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, electric heater, heated towel rail, vinyl flooring and double glazed window to side aspect

Bedroom 2
3.41m x 2.95m (11'2" x 9'8")
double glazed window to rear aspect, electric heater and fitted furniture

Bedroom 3
2.06m x 3.63m (6'10" x 11'11")
double glazed window to side aspect, electric heater and fitted wardrobe

Shower Room
2.27m x 1.94m (7'5" x 6'5")
3 piece suite comprising low level WC, pedestal hand wash basin, walk in shower cubicle, fully tiled splash backs, vinyl flooring, heated towel rail and double glazed window to front aspect

Gardens

occupying a generous plot with gardens front and rear being mostly laid to lawn

Double Garage
5.37m x 5.37m (17'7" x 17'7")
2 electric up and over doors, power, lighting, double glazed windows to rear aspect and uPVC side entrance door

Gated Driveway

extensive gated block paved driveway providing ample off road parking for a number of vehicles

Agents Notes

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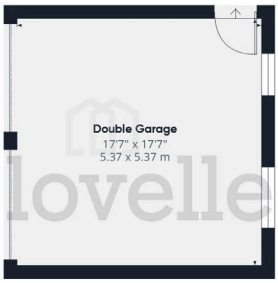
Ground Floor Building 1



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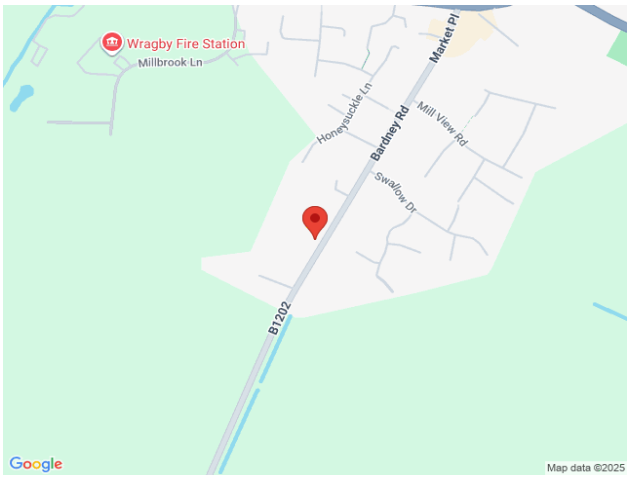
Approximate total area(1)

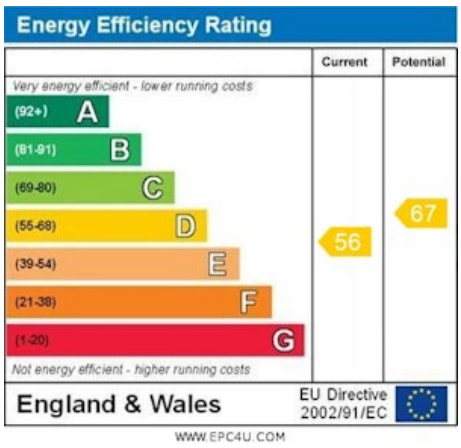
1356 ft²

126 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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The Property Ombudsman