



Carpenters Close, Wragby



Guide price £160,000 - £170,000

- Three Storey Townhouse
- Three Bedrooms
- Two Ensuites, Family Bathroom & WC
- Popular Location
- NO ONWARD CHAIN
- Garage And Driveway
- Freehold
- EPC Rating C



Spacious three bedroom Townhouse with accommodation set over three floors. Located in the popular village of Wragby. The property is perfectly positioned nearby a local grass playing field and within walking distance of the local schools, shops and other village amenities. The accommodation on offer consists of Entrance Hall, WC and Kitchen Diner to the ground floor. To the first floor, there is a Lounge, Family bathroom and Bedroom Three. To the second floor, there are Two Double Bedrooms both with En-Suites. Outside, to the front there is a fence gravel area and path leading to the front door. To the rear of the property there is an enclosed block paved garden with access to driveway and single garage.

The property benefits from Electric Central Heating and uPVC Double Glazing.

Entrance Hall

External door to front aspect, stairs to first floor and radiator.

WC

Fitted with low level WC, wash hand basin and radiator.

Kitchen Diner

5.76m x 3.66m (18'11" x 12'0")

Window and patio doors to rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, electric single oven, four ring electric hob with extractor over, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer and radiator.



First Floor Landing

Window to front aspect and stairs to second floor.

Lounge

4.3m x 3.47m (14'1" x 11'5")

Dual windows to front aspect and radiator.

Bedroom Three

3.77m x 2.55m (12'5" x 8'5")

Window to rear aspect and radiator.

Bathroom

2.15m x 1.89m (7'1" x 6'2")

Window to rear aspect and fitted with panel bath with shower over, low level WC, Wash hand basin and radiator.

Second Floor Landing

Bedroom One

5.5m x 3.46m (18'0" x 11'5")

Dual windows to front aspect, fitted wardrobes and radiator.

Bedroom Two

3.79m x 2.54m (12'5" x 8'4")

Window to rear aspect and radiator.

En-suite One

1.77m x 1.71m (5'10" x 5'7")

Window to front aspect and fitted with single shower cubicle, low level WC, wash hand basin and heated towel rail.

En-Suite Two

Window to rear aspect and fitted with single shower cubicle, low level WC, wash hand basin and heated towel rail.



Outside

To the rear of the property there is an enclosed block paved garden with access to driveway way and path leading single garage.

Garage

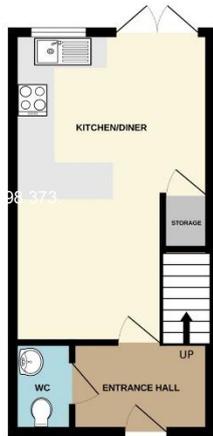
Up and over door.

Agent Note

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Floorplan

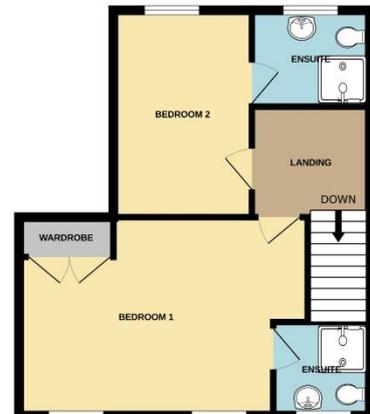
GROUND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.

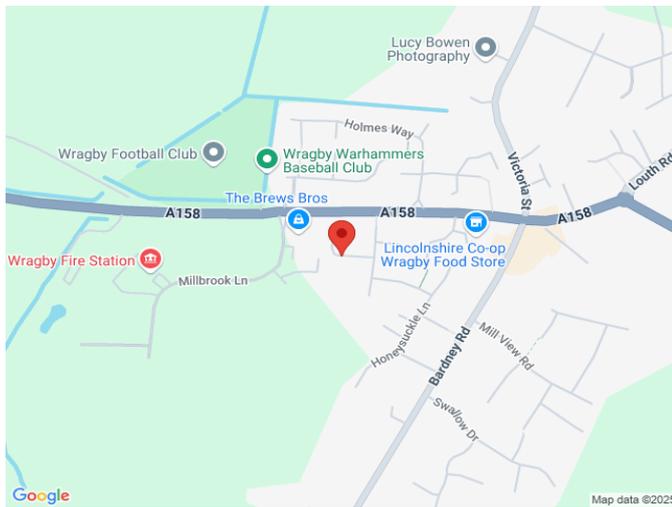


2ND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1410sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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