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Carpenters Close, Market Rasen

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property it must be


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Guide Price - £160,000 - £170,000



SPACIOUS & WELL PRESENTED 3 STOREY TOWNHOUSE. Popular Town Location, close to local amenities. Comprising Entrance Hall, WC, Kitchen Diner, Lounge, 3 Bedrooms, 2 Ensuites & Bathroom. Low maintenance rear garden, driveway & garage.

VIEWING STRONGLY ADVISED

Key Features

- 3 Bedroom Town House
- Popular Town Location
- Well Presented Throughout
- Spacious Accommodation
- Entrance Hall, WC / Cloakroom
- Kitchen Diner, Lounge
- EPC rating C
- Tenure: Freehold

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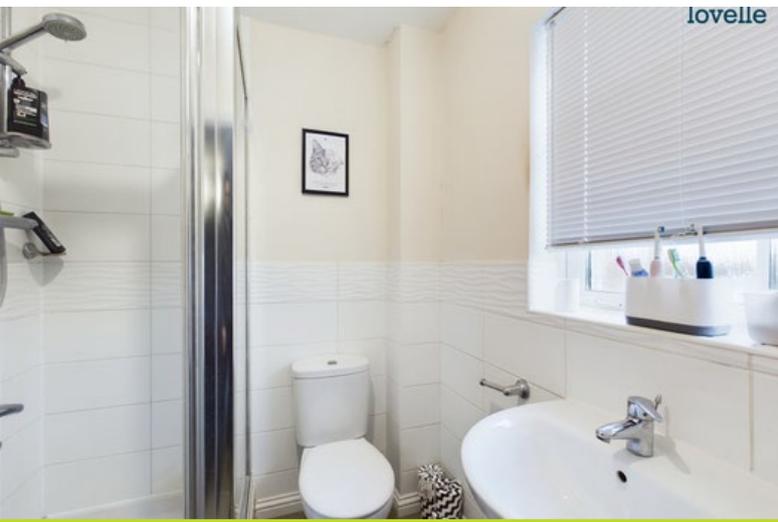
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Situation

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

2.71m x 1.51m (8'11" x 5'0")

uPVC entrance door, radiator, vinyl flooring and stairs to first floor accommodation

WC / Cloakroom

0.95m x 1.53m (3'1" x 5'0")

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

Kitchen Diner

2.64m x 5.81m (8'8" x 19'1")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, electric oven, 4 ring hob, tiled & vinyl flooring, 2 radiators, under stairs storage cupboard, double glazed window to rear aspect and double glazed rear entrance door

Landing

2.17m x 5.43m (7'1" x 17'10")

double glazed window to front aspect, radiator and airing cupboard housing hot water cylinder

Lounge

4.33m x 3.49m (14'2" x 11'6")

2 double glazed windows to front aspect and 2 radiators

Bedroom 3

2.58m x 3.82m (8'6" x 12'6")

double glazed window to rear aspect and radiator

Bathroom

2.2m x 1.93m (7'2" x 6'4")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, radiator and double glazed window to rear aspect

Landing

2.21m x 1.95m (7'4" x 6'5")

roof void access

Bedroom 1

4.72m x 3.49m (15'6" x 11'6")

2 double glazed windows to front aspect, 2 radiators and fitted wardrobes

Ensuite

1.87m x 1.79m (6'1" x 5'11")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, radiator and double glazed window to front aspect

Bedroom 2

2.55m x 3.8m (8'5" x 12'6")

double glazed window to rear aspect and radiator

Ensuite

2.24m x 1.85m (7'4" x 6'1")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, radiator and double glazed window to rear aspect

Gardens

the front garden is mostly laid to gravel with path to the front entrance door. The rear garden is paved patio keeping maintenance low

Garage

5.65m x 3.77m (18'6" x 12'5")

up and over door, power and lighting

Driveway

parking to the front of the garage

Agents Notes

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Ground Floor



Floor 1



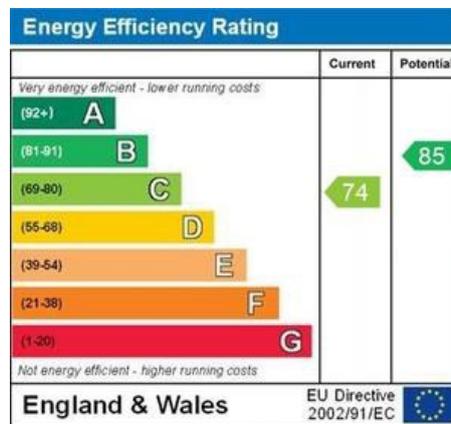
Floor 2

Approximate total area¹⁾
1115.05 ft²
103.59 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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