





22 Manor Drive, Wragby

£295,000 Freehold

Modern Detached Bungalow • Popular Residential Location • Full Owned Solar Panels • Well Presented Accommodation • Entrance Hall, Lounge, Sun Room • Kitchen Diner, Utility Room • 2 Bedrooms, Ensuite & Bathroom • Landscaped Gardens Front & Rear • Integral Garage & Extensive Driveway • NO ONWARD CHAIN

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Chain free, modern two bedroom detached bungalow with a sun room, kitchen diner, ensuite, utility room, integral garage and fully owned solar panels.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Entrance Hall
12' 0" x 4' 4" (3.66m x 1.31m)
uPVC entrance door with adjoining side screen, double glazed window to side aspect, radiator, tiled flooring, cloak cupboard and roof void access

Lounge
14' 0" x 16' 5" (4.27m x 5.00m)
double glazed bay window to front aspect with bespoke seating, radiator and feature fireplace

Kitchen Diner
9' 10" x 20' 1" (3.00m x 6.12m)
a range of fitted wall and base units, matching side board included, integrated fridge freezer, electric oven, integrated microwave, 4-ring hob, integrated dishwasher, sink unit, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

Utility Room
5' 1" x 8' 5" (1.56m x 2.57m)
fitted wall units, space and plumbing for washing machine, space for under counter freezer, tiled flooring, double glazed window to rear aspect and uPVC rear entrance door

Sun Room
11' 0" x 11' 2" (3.35m x 3.41m)
brick built base, tiled flooring and uPVC French doors to rear garden

Bedroom 1
11' 10" x 11' 8" (3.61m x 3.56m)
double glazed window to front aspect, radiator and a range of fitted wardrobes. One wardrobe has been cleverly converted into a study space.

Ensuite
4' 3" x 6' 11" (1.30m x 2.12m)
3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, fully tiled splash backs, tiled flooring, heated towel rail and double glazed window to side aspect

Bedroom 2
9' 3" x 10' 9" (2.83m x 3.28m)
double glazed window to rear aspect, radiator and fitted wardrobes

Bathroom
6' 2" x 9' 9" (1.88m x 2.97m)
3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with electric shower over, fully tiled splash backs, tiled flooring, heated towel rail, airing cupboard and double glazed window to side aspect























Garden

benefiting from landscaped gardens front and rear. The rear garden is mostly laid to artificial lawn, with raised beds and planters with an abundance of plants and shrubs, a paved patio area and a gated area with a timber shed and a disguised oil tank

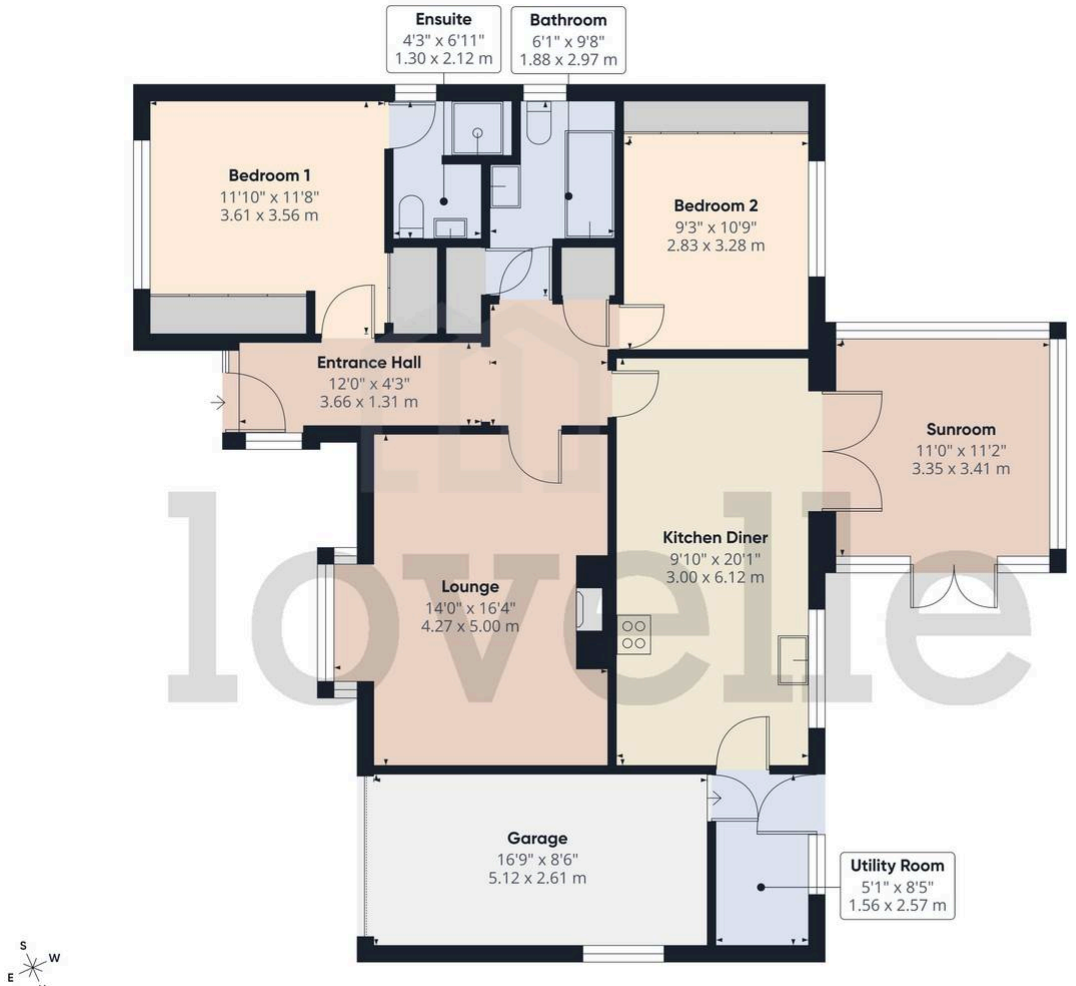
Garage

Single Garage

electric roller door, power, lighting, double glazed window to side aspect and wall mounted oil boiler

Driveway

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



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Approximate total area(1)

1179 ft²

109.6 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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