





4 Jasmine Way, Wragby

£225,000 Freehold

Semi Detached House • Popular Residential Location • Short Walk to Shops and Facilities • Walking Distance to the Local Primary School • Entrance Hall, WC, Lounge • Kitchen, Dining Room • 3 Bedrooms, Ensuite & Bathroom • Rear Garden & Parking Under a Car Port

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This beautifully presented three-bedroom semi-detached house is situated in a highly sought-after residential location, offering convenient access to a range of local amenities and facilities. The property is just a short walk from shops, making everyday errands straightforward and stress-free, and is within easy walking distance of the local primary school, an ideal feature for families with young children. Upon entering the home, you are welcomed by a spacious entrance hall that provides access to a ground floor WC, ensuring practicality for guests and residents alike. The well-proportioned lounge creates an inviting setting for relaxation and entertaining, benefiting from ample natural light and a comfortable layout. The separate kitchen is thoughtfully designed with modern fittings and generous workspace, seamlessly connecting to the dining room, which is perfect for family meals and social gatherings. Upstairs, the property comprises three well-sized bedrooms, each offering flexibility for a variety of living arrangements, whether as sleeping quarters, a home office, or a nursery. The principal bedroom boasts its own ensuite shower room (providing a private sanctuary for the homeowner), while the additional family bathroom is finished to a high standard and serves the remaining bedrooms. The house further benefits from parking under a car port, offering covered off-road parking for added convenience and peace of mind. Located in a well-regarded area, the home enjoys a quiet yet accessible setting, making it a superb choice for those seeking a blend of comfort, convenience, and community. Whether you are a growing family, a couple, or a professional seeking a home with easy access to local amenities and schools, this property is sure to impress with its combination of style, space, and location. Early viewing is highly recommended to appreciate all that this exceptional home has to offer.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:










Bye
Love You







Entrance Hall
14' 6" x 3' 5" (4.41m x 1.05m)
composite entrance door, radiator, laminate flooring and stairs to first floor accommodation

WC
5' 6" x 2' 10" (1.68m x 0.87m)
low level WC, pedestal hand wash basin, tiled splash backs, laminate flooring and radiator

Lounge
14' 6" x 10' 5" (4.41m x 3.17m)
double glazed window to front aspect, radiator, laminate flooring and feature log burner

Dining Room
7' 9" x 7' 11" (2.37m x 2.42m)

Bedroom 2
1' 8" x 10' 6" (0.51m x 3.20m)
double glazed window to front aspect and radiator

Bedroom 3
11' 1" x 10' 8" (3.38m x 3.25m)
double glazed window to rear aspect and radiator

Bathroom
6' 2" x 6' 8" (1.88m x 2.02m)
3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

Landing 2
7' 0" x 3' 6" (2.13m x 1.06m)
skylight and boiler cupboard

Entrance Hall
14' 6" x 3' 5" (4.41m x 1.05m)
composite entrance door, radiator, laminate flooring and stairs to first floor accommodation

WC
5' 6" x 2' 10" (1.68m x 0.87m)
low level WC, pedestal hand wash basin, tiled splash backs, laminate flooring and radiator

Lounge
14' 6" x 10' 5" (4.41m x 3.17m)
double glazed window to front aspect, radiator, laminate flooring and feature log burner

Dining Room
7' 9" x 7' 11" (2.37m x 2.42m)
a range of fitted storage, laminate flooring and double glazed French doors to rear aspect

Kitchen
7' 9" x 9' 1" (2.36m x 2.78m)
a range of fitted wall and base units, stainless steel sink unit, integrated dishwasher, electric oven, 4 ring hob, integrated fridge freezer, tiled splash backs, vinyl flooring and double glazed window to rear aspect

Landing 1
16' 4" x 6' 7" (4.99m x 2.01m)
double glazed window to front aspect, radiator and stairs to the second floor accommodation

Bedroom 2
1' 8" x 10' 6" (0.51m x 3.20m)
double glazed window to front aspect and radiator

Bedroom 3
11' 1" x 10' 8" (3.38m x 3.25m)
double glazed window to rear aspect and radiator

Bathroom
6' 2" x 6' 8" (1.88m x 2.02m)
3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to rear aspect

Landing 2
7' 0" x 3' 6" (2.13m x 1.06m)
skylight and boiler cupboard

Bedroom 1
16' 10" x 10' 11" (5.12m x 3.34m)
double glazed window to front aspect, radiator and skylight

Ensuite
9' 6" x 3' 2" (2.90m x 0.97m)
3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, laminate flooring, radiator and skylight

GARDEN

being mostly laid to lawn with paved patio area

CAR PORT

1 Parking Space

single carport providing covered off street parking



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of the particulars.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website http://www.lovelleestateagency.co.uk/privacy-policy.php and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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Ground Floor



Floor 1



Floor 2



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Approximate total area(1)

1004 ft²

93.2 m²

Reduced headroom

52 ft²

4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

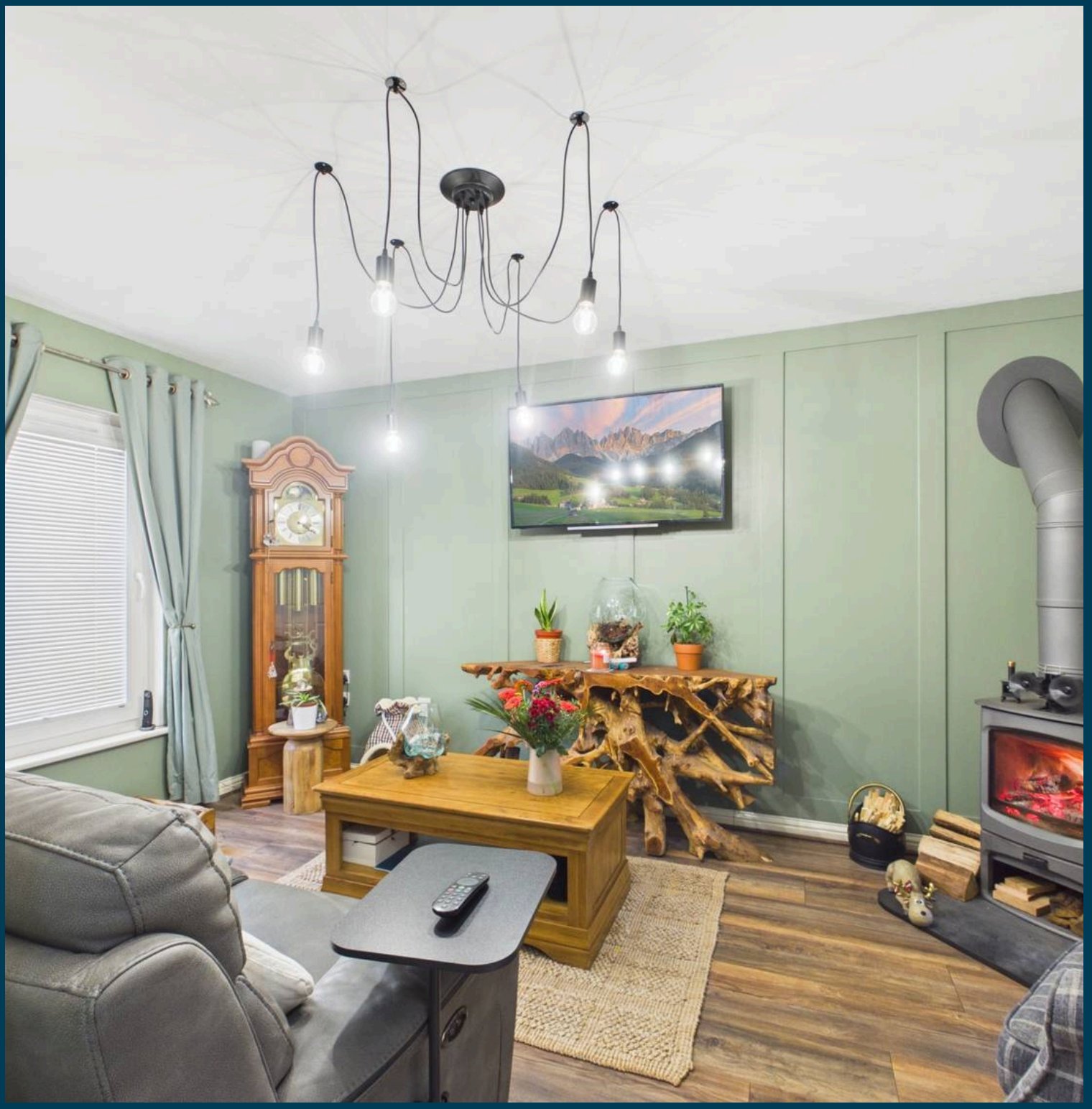
..... Below 5 ft/1.5 m

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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