

# WRAGBY ROAD EAST NORTH GREETWELL

4 bed | 3 bath | 3 reception | 8 parking





# Chestnut House | £800,000

Wragby Road East | North Greetwell | Lincoln LN2 4QZ



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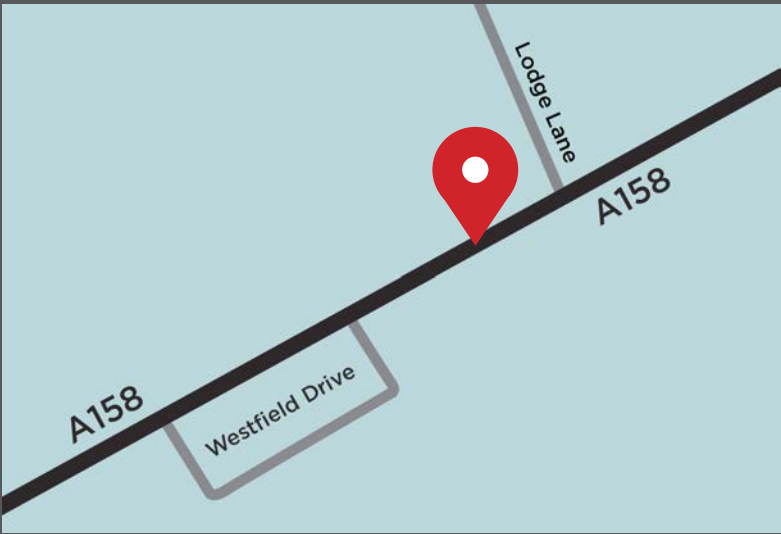
## Key Features

- Private 0.5 Acre Plot with mature gardens
- South Facing gardens overlooking open countryside
- Bifold doors to kitchen diner, lounge and master bedroom
- Juliet balcony from master bedroom overlooking fields
- Impressive 4 double bedroom layout with two ensembles
- Double Garage and Parking for 8+ Cars on gated driveway
- Easy access to City of Lincoln
- Incredibly high specification throughout
- Mains gas underfloor heating
- Walking distance to local shop

***“... half acre plot with stunning, open field views for as far as the eye can see.”***



Location | 3 miles from City of Lincoln



Wragby Road East, North Greetwell



## Property Description

Currently under construction and expected for completion in late 2022, Chestnut House is a standout single plot development just 3 miles east of the city centre of Lincoln. This impressive four-bedroom detached family home offers an imposing frontal façade and is spread over 2,800sqft of internal living accommodation. It benefits from a double garage, a private gravel drive with parking for 8+ cars, and sits on a south-facing, half acre plot with stunning, open field views for as far as the eye can see.

Having previously been home to an existing bungalow which was demolished to make way for this exceptional new build property, the 0.5 acre plot benefits from a number of mature native British trees, including plum and apple trees which are already providing this year's fruits.

The developer has used a range of premium materials to create a timeless aesthetic, including handmade rural bricks, reclaimed effect handmade roof tiles, a solid oak porch and flush casement wood effect PVC windows in a stylish pebble grey. A double garage with an insulated electric sectional door will be fitted with power to allow for an electric charging point and will be accessed via a gated gravel driveway.



# Key Specification | Technical Details

## External

- Weinerbeger Hathaway Brindle Brick
- Locally Sourced Clay Pantile Roof
- Cream Flush Casement Windows
- Anthracite Aluminium Bifold Doors
- Sectional Electric Garage Doors
- Turfed Rear Garden with Mature Plum and Apple Trees To Be Retained
- Buff Sandstone Patio
- Outside Tap and Outside Socket
- Provision for Car Charging
- PIR Sensor External Lighting
- Mix of Mature Hedging and Timber Fenced Boundaries

## Internal

- Downlighters to Ground Floor and Pendant and Downlighters to First Floor
- Under Vanity Strip Lighting to Bathrooms and Ensuites
- Ceramic Tiled Floors to Ground Floor (Except Study and Lounge)
- Carpets to Study, Lounge, Stairs and Bedrooms
- Utopia Kitchen with Integrated Appliances - Details upon Request
- Modern Sanitaryware and Vanity Units to Bathrooms and Ensuites
- Freestanding Bath to Family Bathroom
- Aged Timber Beam Mantel and Matching Window Boards to Lounge
- Log Burner Included
- Underfloor Heating to Ground Floor and Radiators to First Floor
- Chrome Sockets and Switches with USB to Main Areas

All internal images are examples of a completed plot by the same developer.



## Technical Details

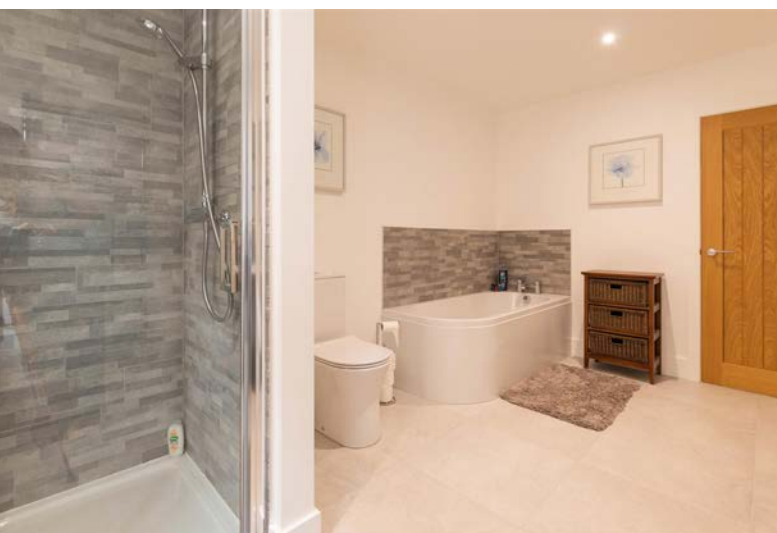
- EPC: Predicted B
- Council Tax: TBC
- Heating: Mains Gas
- Sewerage: Mains Sewage and Drainage
- Completion: Late 2022
- Tenure: Freehold



## Gallery | All internal images are examples of a completed plot by the same developer.



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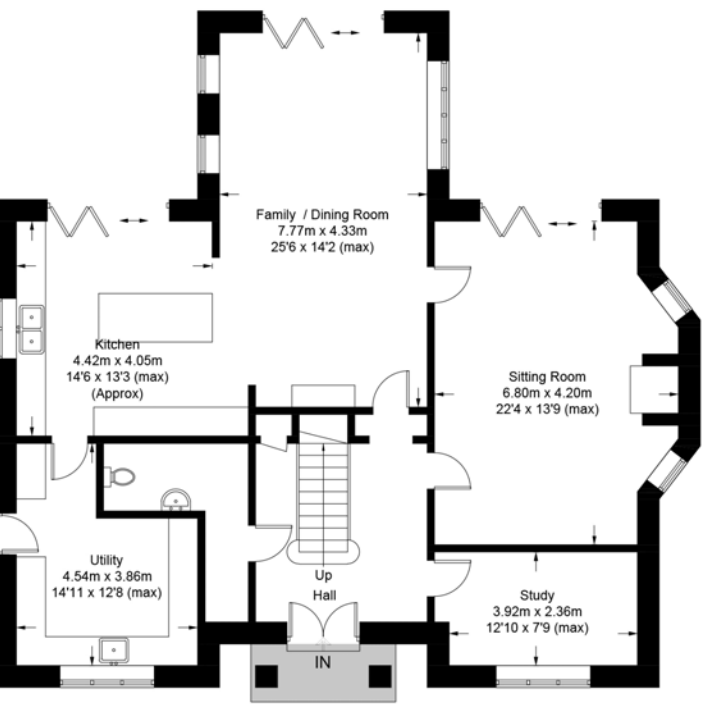


# Floor Plans and Dimensions

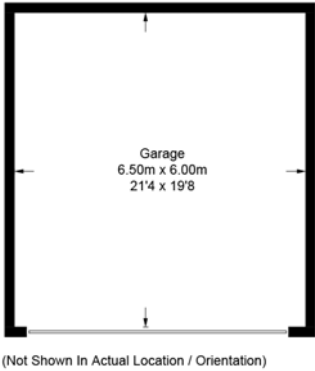
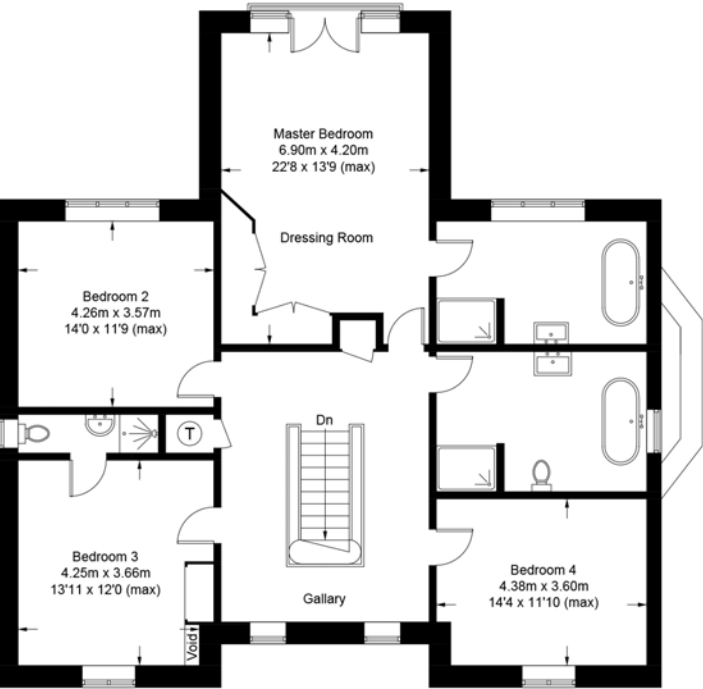
Ground Floor	Size (m)	Size (ft)
Hall	3.56m x 4.23m	11'8" x 13'10"
Utility	4.54m x 3.86m	14'11" x 12'8"
Kitchen	4.42m x 4.05m	14'6" x 13'3"
Family/Dining Room	7.77m x 4.33m	25'6" x 14'2"
Sitting Room	6.80m x 4.20m	22'4" x 13'9"
Study	3.92m x 2.36m	12'10" x 7'9"

First Floor	Size (m)	Size (ft)
Master Bedroom/ Dressing Room	6.90m x 4.20m	22'8" x 13'9"
Ensuite	4.38m x 2.76m	14'4" x 9'0"
Family Bathroom	4.38m x 2.77m	14'4" x 9'1"
Bedroom 2	4.26m x 3.57m	14'0" x 11'9"
Bedroom 3	4.25m x 3.66m	13'11" x 12'0"
Bedroom 4	4.38m x 3.60m	14'4" x 11'10"

Ground Floor



First Floor







Unit 3 | The Point | Weaver Road | Lincoln | LN6 3QN

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## a moving experience

All viewings are to be organised via The New Homes Agent.

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