

## Carpenters Close, Wragby, LN8 5JT



**Asking Price £225,000 Freehold**



This impeccably presented four-bedroom, three-story end townhouse has recently been redecorated and features new carpets. It is situated in the highly desirable Carpenters Lodge development within the well-equipped village of Wragby. The layout features a welcoming entrance hallway, a convenient ground-floor WC, and a cozy lounge with a charming fire surround that seamlessly connects to the dining room and kitchen. Upstairs, the first floor offers two spacious double bedrooms and a family bathroom. The second floor showcases two lovely double bedrooms with an en-suite shower room and built-in wardrobes for added convenience. On the outside, you'll find delightful gardens both at the front and back, along with a single garage tucked away at the back. The property has electric central heating, radiators in every room, and a large pressurised hot water tank for outstanding shower experiences. It is fitted with UPVC double-glazed sash windows and has an EPC rating of D and a Council Tax Band of C.

## Location Location Location

The property is located with in a 1 minute walk of the main A158 crossroads being 22 minutes drive from Lincoln City Centre but where opposite there are many amenities such as village pub, Traditional Fish and Chip shop, and other shops and the co-op literally around the corner making living here very easy.

## Accommodation

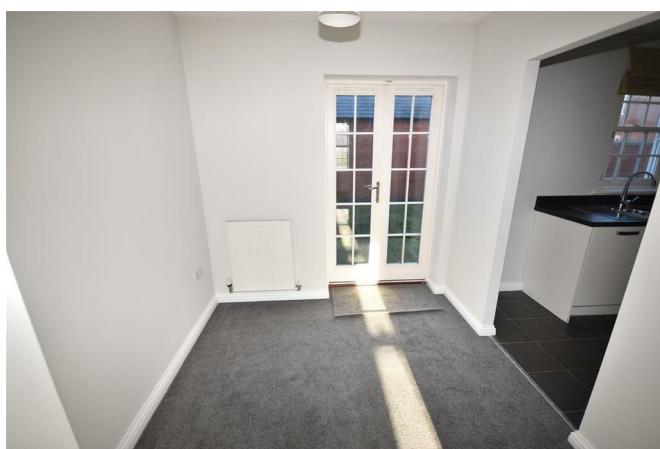
The property is entered through a composite door featuring a Georgian flat-top door surround.

## Living Room 13'5" x 11'7"



UPVC Sash Window to front elevation, single radiator underneath, carpeted flooring, pendant lighting, fireplace with wooden surround with marble hearth and back, TV and SKY connection points and opening into dining room.

## Dining Room 7'9" x 7'9"



UPVC french doors to rear garden, radiator, carpeted flooring, pendant lighting and opening into kitchen.

## Kitchen 7'9" x 10'8"



UPVC Sash Window to rear elevation, ceramic tiled flooring, a range of modern gloss white wall and base units, space for a tall fridge freezer, integrated dishwasher, plumbing for a washing machine, electric fan oven, electric hob with stainless steel splash-back and cooker-hood above, laminate worktops with one and half bowl sink with swan-neck mixer-tap.

## Hallway



Stairs to 1st floor landing, vinyl flooring with entrance matting, pendant lighting, smoke-alarm, coat-hooks, heating controls, consumer unit, doorbell re-sounder, radiator, and telephone point.

**Ground Floor WC**  
4'9" x 3'1"

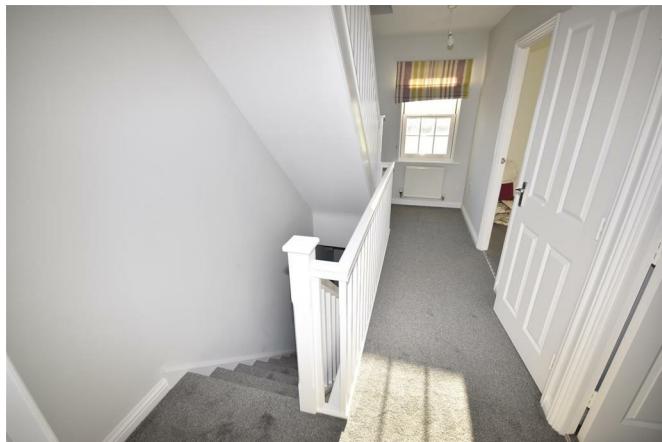


**Bedroom 3 (1st Floor)**  
11'5" x 11'6"



Vinyl flooring continued from hallway, close coupled toilet, corner sink with chrome mono-bloc mixer tap with splash -back tiling, extractor fan, ceiling light and a radiator.

**1st Floor Landing**



UPVC Sash Window to front elevation with radiator underneath, carpeted flooring, TV connection points and pendant lighting.

**Bedroom 4 (1st Floor)**  
10'2" x 11'7"



UPVC Sash Window to front elevation with radiator underneath, carpeted flooring, pendant lighting, airing cupboard with large-pressurized hot water tank and electric central heating boiler (Heatrae Sadia)

UPVC Sash Window to rear elevation with radiator underneath, carpeted flooring, pendant lighting and TV and TEL connections.

**2nd Floor Landing**

Stairs with carpeting flooring, smoke alarm and loft-hatch access.

**Bathroom (1st Floor)**  
7'0" x 6'10"



**En-suite**  
5'7" x 6'9"



UPVC Sash Window to rear elevation with frosted glass, radiator, vinyl flooring, paneled bath with shower screen, tiled enclosure having bar-mixer shower, half-height tiling to remainder of walls, close-coupled toilet, pedestal sink with chrome mono-bloc mixer tap, extractor fan and ceiling light.

**Bedroom 1 (2nd Floor)**  
12'2" x 15'1"



UPVC Sash Window to front elevation with radiator underneath, carpeted flooring, TV and TEL points, a 3 spot light unit and fitted double wardrobes.

UPVC Sash Window to front elevation with frosted glass, vinyl flooring, double shower cubicle with fully-tiled enclosure with bar-mixer shower, close-coupled toilet, pedestal sink with mixer tap, radiator, half -eight wall tiling and extractor fan.

**Bedroom 2 (2nd Floor)**  
9'5" x 11'7"



UPVC Sash Window to rear elevation with radiator underneath, carpeted flooring and pendant lighting, SKY cabling and TV points

**En-suite**  
3'8" x 6'8"



UPVC Sash Window to rear elevation with frosted glass, single shower cubicle with bar-mixer shower in a fully-tiled enclosure, close-coupled toilet, pedestal sink with mixer tap, extractor fan, radiator, vinyl flooring and pendant lighting.

## Outside



The front is laid to lawn set behind some nice wrought iron railings. the rear garden is walled one side with the garage wall also being at the bottom, patio and perimeter graveled edge, a garage personnel door could easily be fitted if desired. There is a large playing field (fenced in) directly in front of the row of houses for children to play on.

## Garage



Accessed through the neighbours archway, having an up and over door with parking in front, inside offers power and lighting.

## Service Charges

There is a service charge for this property payable every six months approximately £55 - mainly for the upkeep of the communal area (green)

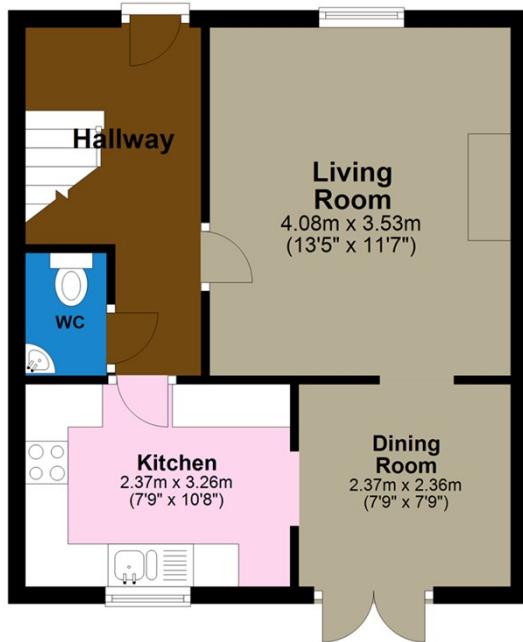
## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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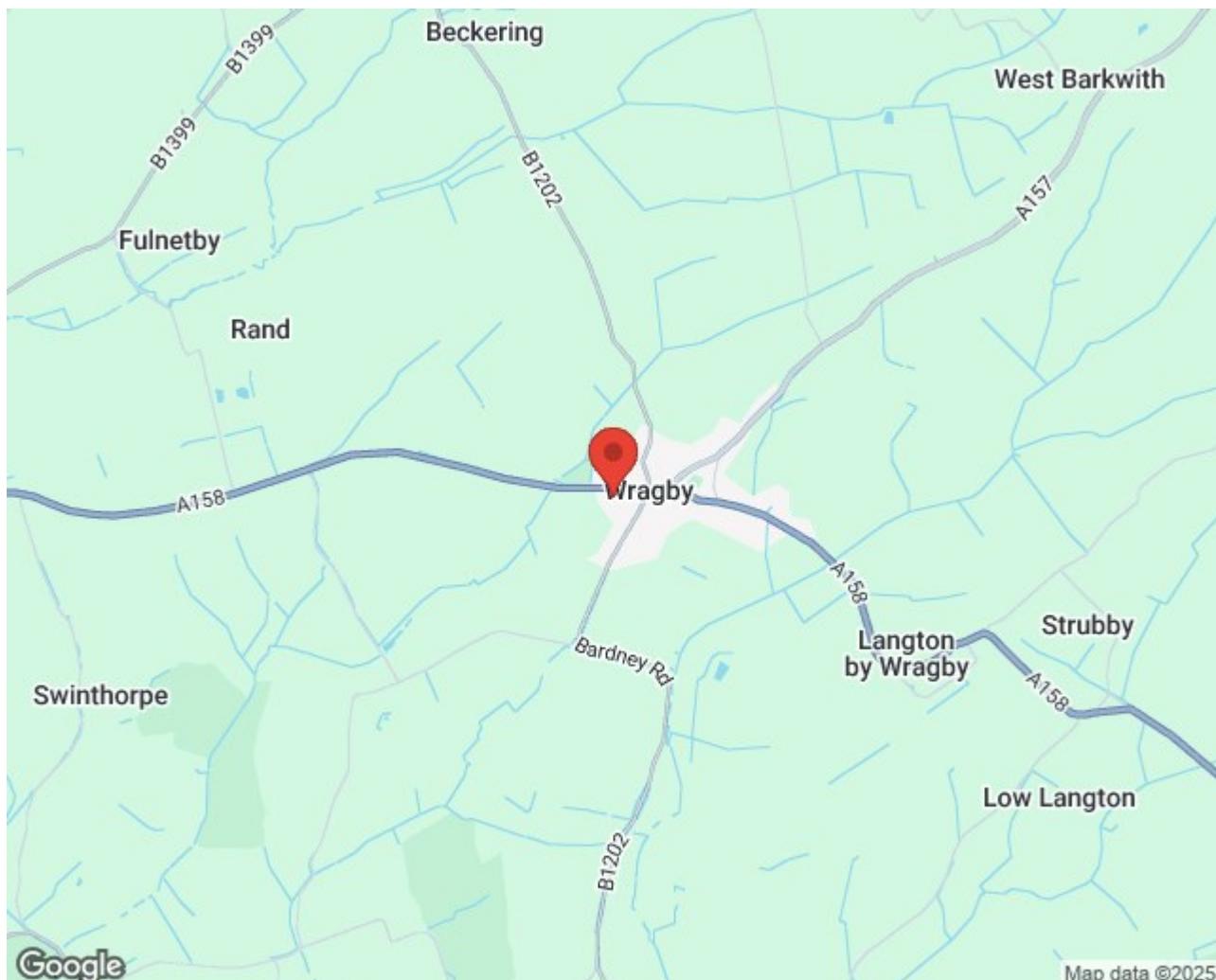
## Ground Floor



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Plan produced using PlanUp.

## First Floor





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	