



Melton Road,
Wrawby, Lincolnshire, DN20 8SP
£160,000



EXTENDED SEMI DETACHED COTTAGE in SOUGHT AFTER RESIDENTIAL VILLAGE.

This distinctive, coloured washed Cottage offers 2 bedroom accommodation with extensive off road parking and enclosed, secure rear gardens. Internal inspection reveals a dual aspect 15'4 Lounge with cast iron stove, central Dining room with Study off and a beech effect appointed Kitchen. The ground floor is completed by a bathroom with both bath and separate shower enclosure together with a rear entrance Conservatory. The 2 first floor bedrooms both have fitted wardrobes and the cottage benefits from gas heating.

ARRANGE YOUR VIEWING NOW.

ENTRANCE CONSERVATORY

11'8" x 8'6" (3.58m x 2.60m)

Comprising of Pvcu double glazed panels over brick plinths with sloping translucent roof, slate effect tiled floor, radiator, space and plumbing for an automatic washing machine and side Pvcu door.

INNER LOBBY

With tiled walls and floor.

BATHROOM

10'0" x 6'9" (3.06m x 2.08m)



Appointed with a coloured suite to include close coupled wc, pedestal wash hand basin, panelled bath, glazed and tiled shower enclosure, tiled splash areas, towel radiator and window overlooking the rear Conservatory.

KITCHEN

9'10" x 9'9" (3.00m x 2.99m)



Appointed with a range of beech effect fronted units with granite style tops to include inset stainless steel sink unit with 4 cupboards under, electric cooker recess, a further 4 base units, multi coloured tiling to the splash areas, radiator, Pvcu double glazed window to the side aspect, an additional 5 units at eye level, tiled floor and a step down to

DINING ROOM

11'6" min x 7'10" (3.52m min x 2.41m)

A centrally situated room with laminated flooring, beamed ceiling, cottage stair to the first floor, door to Lounge, feature chimney breast and opening to

STUDY

8'2" x 7'1" (2.51m x 2.16m)

A practical space with Pvcu double glazed window to the front aspect, laminated flooring and radiator.

LOUNGE

15'4" x 11'10" (4.68m x 3.62m)

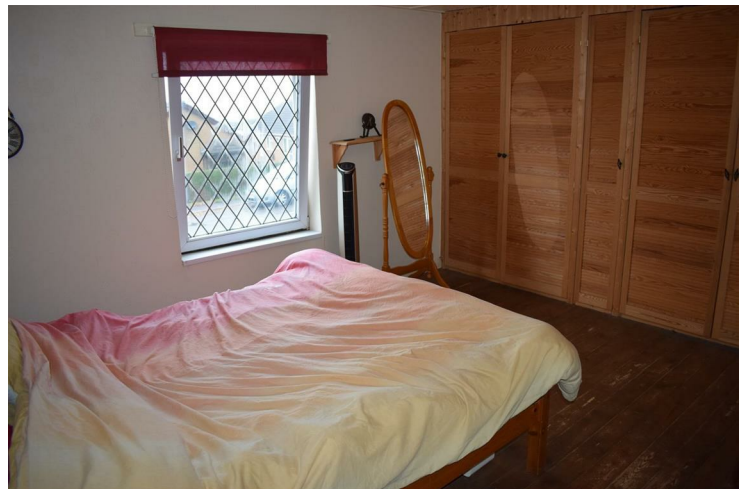


A well lit dual aspect room with Pvcu double glazed windows to the front and side and centred on the beamed fireplace with tiled hearth and inset cast iron stove. The room also includes laminated flooring, coving, radiator and tv aerial point.

FIRST FLOOR

BEDROOM 1

12'11" to fronts x 11'10" (3.96m to fronts x 3.62m)



A generous forward facing room with leaded Pvcu double glazed window, exposed floor boards, radiator and 2 double and 2 single wardrobes fitted to one wall.

BEDROOM 2

10'4" to fronts x 7'11" (3.16m to fronts x 2.43m)



With Pvcu double glazed window to the rear aspect, part sloping ceiling, radiator, fitted triple wardrobe to one wall and a cupboard housing the gas fired combination boiler.

OUTSIDE.



Double timber side gates open to a substantial tree lined block paved reception area allowing off road parking for 6 cars with a brick built Detached GARAGE beyond. The enclosed rear of the property is primarily laid to lawn with a central shale topped path leading to a mature apple tree. There is a sloping side border and a timber Kennel with steel run completes the property.

TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

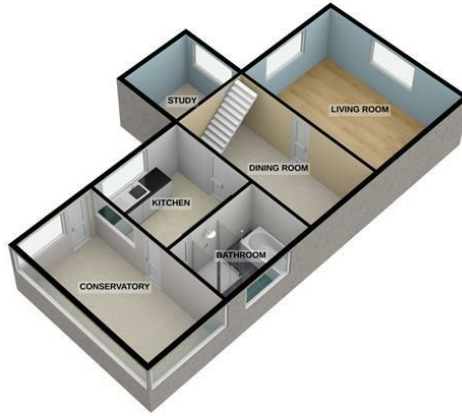
CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

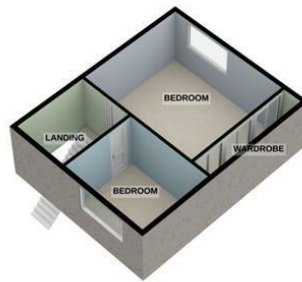
VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

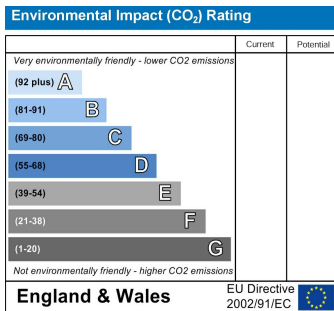
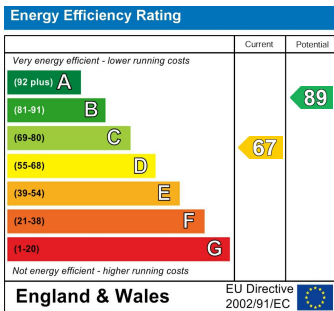


1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020



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