



13, Poachers Chase

| Wragby, Market Rasen | LN8 5NA

Offers In The Region Of

£155,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

13

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A wonderful two bedroom modern property built in 2014 by a bespoke house builder and being situated in a convenient location for local amenities. The property has been maintained to a high standard by its present owners and briefly comprises entrance hallway, lounge, dining kitchen and W.C to the ground floor plus two bedrooms and modern house bathroom to the first floor. The property benefits further from off street parking and a low maintenance garden to the rear. An internal inspection is highly recommended to appreciate the accommodation on offer.

Entrance Hallway

With central heating radiator, house alarm keypad, door to the W.C and door to the lounge.

Lounge

16'9 x 9'3 (5.11m x 2.82m)

With double glazed window to the front elevation, central heating radiator, stairs to the first floor, television and telephone point.

Open to:

Kitchen Diner

39'4"32'9" x 26'2"0'0" (12'10 x 8'0)

A modern fitted kitchen with high gloss wall and base units having rolled edge laminate work surfaces over, space for fridge freezer, built-in electric oven and hob with stainless steel extractor hood over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dish washer, ceiling spot lights, central heating radiator, double glazed window and French doors to the rear elevation.





W.C

With low level flush W.C, hand wash basin, central heating radiator and tiling to splashbacks.

TO THE FIRST FLOOR

Landing

Having a built-in airing cupboard, central heating radiator and access to the loft with pull down ladder. Doors to:

Bedroom One

10'11 to wardrobe fronts x 9'7 (3.33m to wardrobe fronts x 2.92m)
Having a range of built-in wardrobes, drawers and vanity unit, air conditioning unit, television point and double glazed window to the rear elevation.

Bedroom Two

12'10 x 8'4 (3.91m x 2.54m)
With double glazed window to the front elevation and central heating radiator.

Bathroom

A modern white suite comprising low level flush W.C, pedestal hand wash basin, panel enclosed bath, wall mounted chrome heated towel rail, wall mounted mirror and shelf, extractor fan and being part tiled.

Parking

To the front of the property is a driveway/parking space for one car. Visitor parking is also available in the cul de sac location.

Gardens

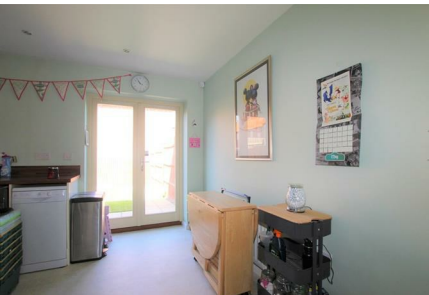
To the rear of the property is a low maintenance astro turfed garden with paved patio and pathway leading to a rear gate and having fenced boundaries.

Services

Electric Heating
Mains Drainage

Additional Services

Floor Area: 62 Sq M
EPC Rating: C
Tenure: Freehold
Council Tax: B



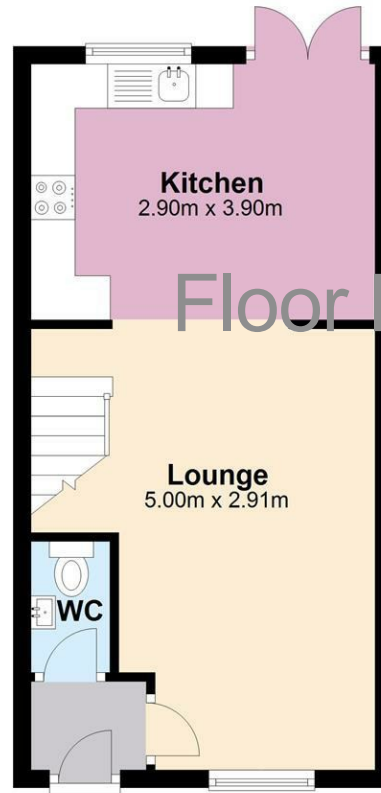


Energy Efficiency Rating

| | Current | Potential |
|---|--------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive | |

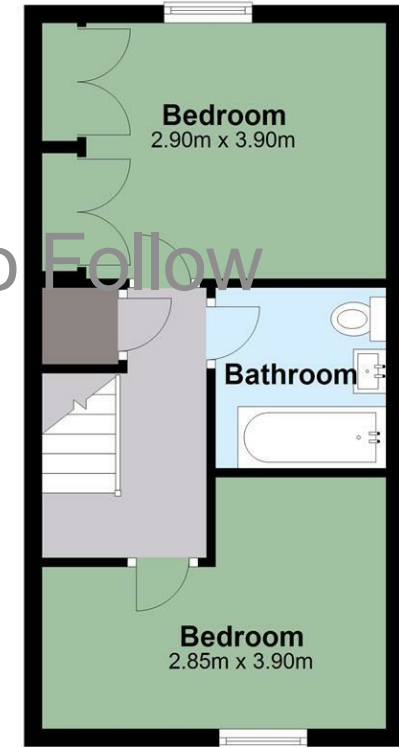
Ground Floor

Approx. 31.1 sq. metres



First Floor

Approx. 30.4 sq. metres



Floor Plan To Follow

Total area: approx. 61.6 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net) Plan produced using PlanUp.

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.