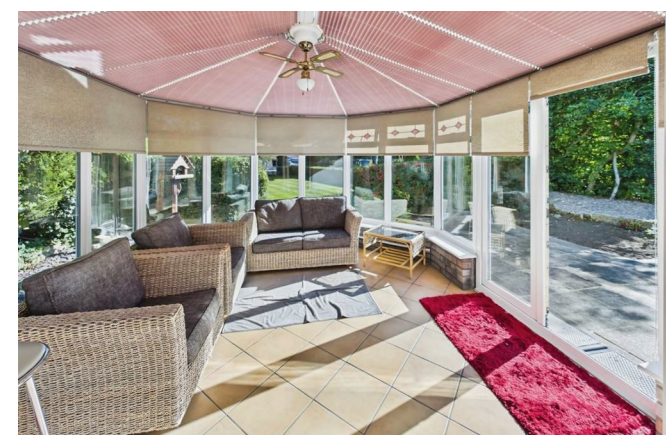




Wragby Road

Asking Price £375,000


MARTIN&CO

Little Garth, 85 Wragby Road

Bungalow - Detached
4 Bedrooms, 2 Bathroom

Asking Price £375,000

- Four Bedroom Detached Bungalow
- No Chain
- Double Garage
- Nestled in a Quiet Area of Sudbrooke
- Great Size Gardens to the Front and Rear
- Tenure - Freehold
- Council Tax Band - D
- EPC - D



Description
Situating in the peaceful and highly desirable village of Sudbrooke, this substantial four-bedroom detached bungalow offers generous and versatile accommodation, complemented by excellent outside space, a double garage and multiple conservatory areas. No chain!

The property is entered via a spacious and welcoming hallway, providing access to the principal rooms and giving an immediate sense of the generous proportions on offer.

The lounge provides a comfortable main living space, while a conservatory offers an additional area in which to relax and enjoy views over the garden. The property also benefits from two further lean-to conservatories,

providing useful and flexible additional space.

There are four bedrooms in total, comprising three well-proportioned double bedrooms and a further single bedroom, making the accommodation suitable for families, visiting guests or those requiring a home office or hobby room.

The family bathroom is fitted with a suite that includes a separate shower cubicle, while a useful utility room provides additional practicality and storage.

Externally, the property occupies a generous plot with good-sized gardens to both the front and rear, offering plenty of scope for keen gardeners, entertaining and outdoor living. A double garage provides excellent secure parking and storage.



Nestled within a quiet residential area of Sudbrooke, the bungalow combines spacious single-storey living with the peaceful village setting for which the area is well regarded. Viewings highly recommended.

Tenure - Freehold
Council Tax Band - D
EPC - D

Hallway
3'6" x 16'11"
Carpet flooring, storage cupboards, character features and utility room.

Kitchen
12'3" x 8'10"
Tiled flooring, breakfast bar, rangemaster cooker, extractor fan, sink, radiator and fitted cupboards.

Conservatory
13'1" x 11'10"
Tiled flooring, light fan, radiator and electric sockets.

Utility
4'11" x 6'2"
Gas boiler, space for two washing machines, consumer unit and tiled flooring.

Lounge
17'11" x 10'4"
Electric fireplace with hearth, two radiators, shelving units, lots of natural lighting and sliding doors to front.

Bedroom 1
11'10" x 9'10"
Wooden flooring, built in wardrobes and radiator.

Bedroom 2
8'7" x 13'4"
Wooden flooring, radiator, door and window to garden and lots of natural lighting.

Bedroom 3
7'4" x 10'3"
Carpet flooring, window to rear garden, wallpaper walls and radiator.

Bedroom 4
11'10" x 12'11"
Carpet flooring, wallpaper walls and shelving units.

Bathroom
9'11" x 7'6"
Four piece bathroom with toilet, sink, bath and shower cubicle. Tiled flooring and walls.

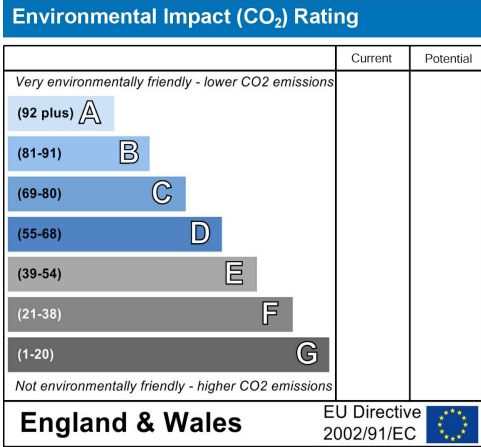
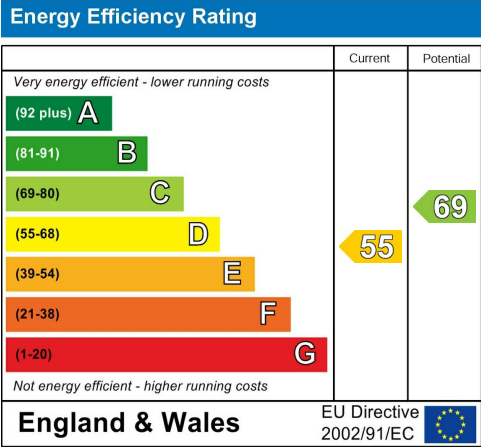
Lean to Conservatory
9'2" x 4'3"
Tiled flooring and door to rear access.

Lean to Conservatory (With Toilet)
7'11" x 3'10"
Tiled flooring with access to the rear of the property.

Toilet
2'11" x 4'8"
Tiled flooring, toilet and sink.

Garage
16'7" x 17'10"
Double garage with electricity supply and electric door.

Fixtures and Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Martin & Co Lincoln Lettings
 33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
 8HW
 01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.