





**Guide Price
£560,000**

Located in the village of Wigginton which provides access to local parks, village shops and various countryside walks this well presented and modernised throughout four bedroom family home is welcomed to the market comprising of open plan kitchen/family room with bi-fold doors out onto the rear garden, study, lounge, downstairs shower room and communal parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, storage cupboard housing plumbing for washing machine, a range of built-in under stairs storage, storage cupboard.

LOUNGE

Double glazed window to front aspect. Radiator.

STUDY

Double glazed window to rear aspect. Radiator.

KITCHEN/FAMILY ROOM

Fitted with a range of wall-mounted and floor standing units with work surface over, stainless steel sink with mixer tap, integrated dishwasher, space for American fridge freezer, two built-in ovens and hob with extractor fan over, breakfast bar, opening to dining room, door to study. Double glazed bi-fold door to rear, two double glazed Velux windows to rear aspect.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Double glazed frosted window to side aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

LANDING

Airing cupboard housing water cylinder, storage cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, storage cupboard.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with mixer tap, wash hand basin, low level WC, tiled shower cubicle, heated towel rail.

OUTSIDE

PARKING

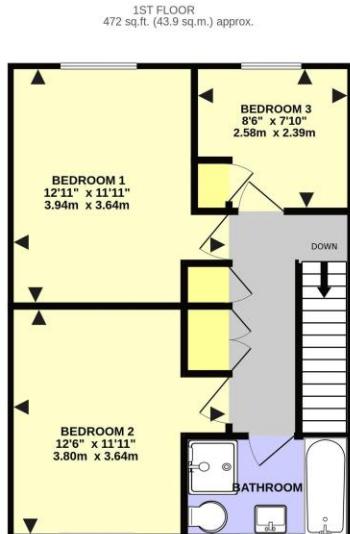
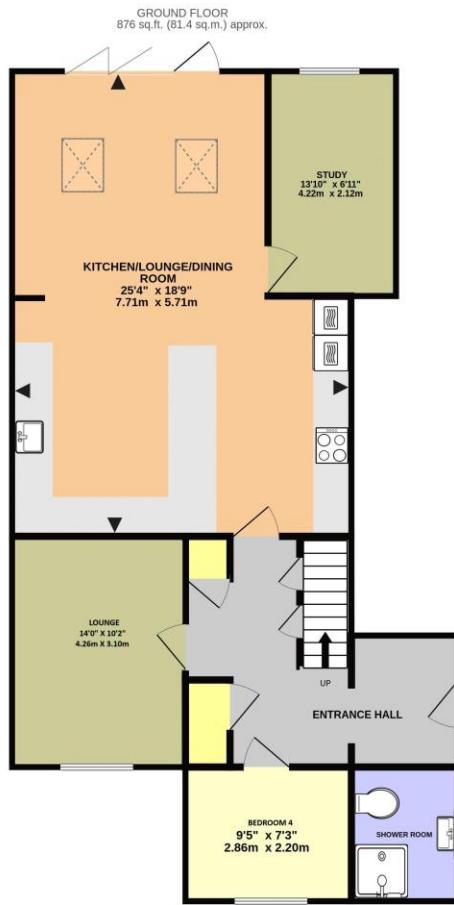
Communal parking bays.

FRONT GARDEN

Path to front door.

REAR GARDEN

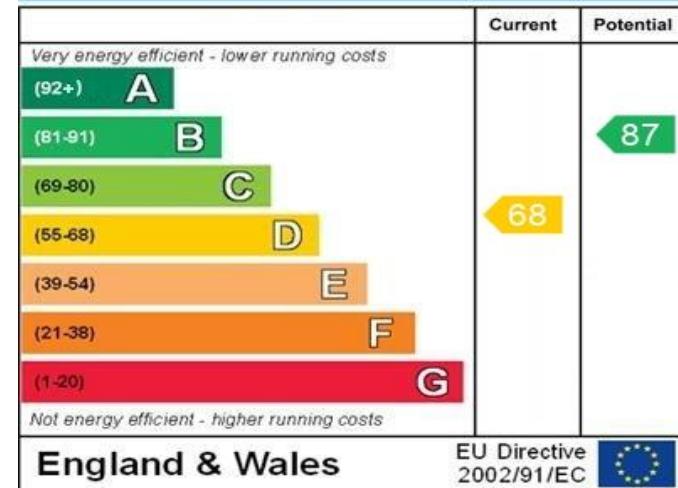
Lawn area, patio area, flower and shrub beds, outside light, outside tap.



GRIMSDYKE ROAD, WIGGINGTON HP23 6ET (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1349 sq.ft. (125.3 sq.m.) approx.
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Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents