



I Turnor Close
Off Victoria Street, Wragby, Market Rasen, Lincolnshire. LN8 5PE

BELL



I Turnor Close

Wragby

A spacious two bedroom end terrace property, enjoying a bright, south-facing position looking across to the market place. With large dual aspect living room and dining kitchen, the property is flexible to suit a range of purchasers.

Complete with rear garden and single garage, the property is excellently placed within walking distance of the services and amenities available in Wragby - including public transport links to the coast and city of Lincoln.

ACCOMMODATION

Hallway having wood double glazed front entrance door, carpeted stairs with hand rail to first floor, wood effect flooring, ceiling light and power point. Doors to dining kitchen and to:

Living Room having wood double glazed window to front, French doors to rear with windows alongside; log burning stove set to brick column and oak over mantle, wood effect flooring, radiator, TV point, ceiling light and power points.

Dining Kitchen having wood double glazed windows to front and rear, obscure patio door to rear; a good range of storage units to base and wall levels, 1 ½ bowl sink and drainer set to roll edge worktop with space and connections for upright fridge/freezer; under counter washing machine, CDA oven and four ring hob beneath extractor canopy. Tile effect flooring, radiator, ceiling spotlights and power points. Door to:

Cloakroom with wood double glazed obscure window to rear aspect; low level WC, wash hand basin, radiator, tile effect flooring and ceiling light.

First Floor

Gallery Landing with wood double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Doors to first floor accommodation.





Master Bedroom having wood double glazed window to front aspect; built in storage space, carpeted floor, loft access hatch, radiator, ceiling light and power points. Door to:

En-suite Shower Room having wood double glazed obscure window to rear aspect; shower cubicle with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling spotlights.

Family Bathroom having wood double glazed obscure window to rear aspect; panel bath with tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator and ceiling light.

Bedroom 2 with wood double glazed window to front, light to ceiling, carpet, radiator, multiple power points. Wood door to over stairs storage space.

OUTSIDE

The small front garden space, contained by brick column and metal railing front, is laid to low maintenance gravel with path leading up to the door, beneath storm porch. Accessed from the side, further in to Turnor Close, is a driveway parking for one car, and the **Single Garage** with up and over door to front, light and power, wood door to rear, to path leading back to the roadside and rear garden.

The rear garden is predominantly laid to lawn, with plant borders housing a range of mature flowers and shrubs. There is a paved patio offering seating and storage space, partially covered by a timber canopy.



East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: C Oil fired heating

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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