



## Turnor Close, Wragby, LN8

**£205,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 2

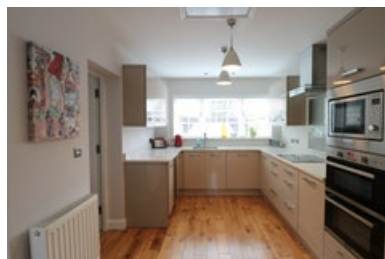
HouseSimple are incredibly proud to present this immaculate 2 bedroom detached house, located in the heart of the highly sought after area of Wragby within close proximity to local shops, amenities and excellent schools. The property boasts a large reception room with log burner, full

### Key features:

- Rural
- En suite
- Fireplace
- Wood flooring

## Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band B (£1330.92 per-annum)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Private Driveway



HouseSimple are incredibly proud to present this immaculate 2 bedroom detached house, located in the heart of the highly sought after area of Wragby within close proximity to local shops, amenities and excellent schools. The property boasts a large reception room with log burner, fully equipped ultra hi-spec kitchen, private walled and landscaped gardens to front and rear accessed via remote electric gates, family bathroom, two well proportioned bedrooms, one with en-suite. Located within minutes of Lincoln town centre and a short drive into the picturesque Lincolnshire Wolds. Viewings highly recommended!

## ACCOMMODATION

Part double glazed door to:

ENTRANCE LOBBY/BOOT ROOM with integral, shelved storage cupboard, solid oak flooring, oil fired central heating boiler door to:

KITCHEN 14'.6" (Max) x 9' excluding door recess. Extensive range of symphony units with gloss finish. integrated double oven, microwave oven, ceramic hob, fridge freezer and dishwasher. Stainless steel and glazed extractor hood, glass splash back. Quartz worksurfaces. Solid wood flooring.

UTILITY ROOM 9' x 5'1" door to rear.

CLOAKROOM with white suite comprising: wash basin, low flush W.C.

DINING ROOM 11'.6" x 9' with open access from kitchen, solid wood flooring.

SITTING ROOM 16'11" x 15'.3" including staircase and recess to either side of chimney breast. Solid wood flooring. French double glazed doors to decking patio area.

LANDING With airing cupboard

MASTER BEDROOM 11'.08" x 11' Solid Wood flooring ensuite off.

EN-suite shower room

BEDROOM 2 10'.6" max x 9' plus some 4'9" x 3'.7"

BATHROOM with antique white suite comprising bath with glazed shower screen mixer taps, wash hand basin, low level W.C.

Floor plan:





## Energy Performance Certificate:

Energy Performance Certificate

**8, Turnor Close, Wragby, MARKET RASEN, LN8 5PE**

**Dwelling type:** Detached house      **Reference number:** 0122-2804-7729-9194-8705  
**Date of assessment:** 14 February 2014      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 26 February 2014      **Total floor area:** 77 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,373</b>
<b>Over 3 years you could save</b>	<b>£ 279</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 150 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;">                     You could save £ 279 over 3 years                 </div>
Heating	£ 1,593 over 3 years	£ 1,629 over 3 years	
Hot Water	£ 477 over 3 years	£ 315 over 3 years	
<b>Totals</b>	<b>£ 2,373</b>	<b>£ 2,094</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	70	84	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

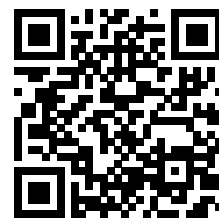
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£65	£ 114
2 Solar water heating	£4,000 - £6,000	£ 162
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 723

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplenenergyadvice.org.uk](http://www.simplenenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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