



Perkins George Mawer & Co.

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



2 Turnor Arms

Wragby
LN8 5QU

£410 pcm
£473 Deposit

First Floor

Entrance hall with storage.
Open plan kitchen/lounge.
Double bedroom with robes.
Bath and shower.
Central location.
Secondary glazing.
Storage heating.



**Local Authority
Council Tax Band
EPC Rating**

East Lindsey District Council
A
43/E



Main Entrance

Via hard wood communal door to staircase leading to the first-floor accommodation.

Apartment entrance

Hard wood door leading to apartment entrance porch, magnolia painted walls, beige carpeting, coving and twin central ceiling lights, wall mounted storage heater, built in airing cupboard housing the hot water cylinder and shelving unit, built-in walk-in storage cupboard with twin shelving units, door leading to inner hall.

Inner hallway

Magnolia painted walls, wall mounted fuse box and wall mounted intercom system, central ceiling light and coving to the ceiling, smoke alarm, beige carpeting, white painted doors with gold effect furniture to all other rooms.

Open plan lounge/kitchen

16.16' x 13.80' Lounge area having sash effect window to the front elevation with secondary glazed unit, magnolia painted walls, coving and central ceiling light, telephone and television points, wall mounted storage heater, beige carpeting. Kitchen area having a range of light maple effect wall base and drawer units with breakfast bar area, part beige mottled working surfaces and black marble effect, space for electric cooker with extractor canopy above, space and plumbing for automatic washing machine, space for under counter fridge unit, part magnolia painted walls, splash back wall tiling in terracotta and grey multi, central ceiling light, stainless steel sink unit and drainer with mixer tap, grey wood effect flooring, fire blanket and fire extinguisher.

Bedroom

12.16' x 11.76' Sash effect window to the front elevation with secondary glazed unit, magnolia painted walls, coving and central ceiling light, twin double built in wardrobes having mirrored sliding doors incorporating hanging rails, wall mounted storage heater, beige carpeting.

Bathroom

8.99' x 7.03' Frosted sash effect window with secondary glazed unit, magnolia painted walls, white suite with chrome effect fittings incorporating bath with matching side panel incorporating an electric "Redherring" shower unit and glazed shower screen, pedestal wash hand basin, low level flush wc, wall mounted storage heater and extractor fan, central ceiling light, splash back wall tiling in a grey marble effect, grey wood effect flooring.

Outside

Parking is available but not allocated.

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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.