



3, Nursery Close
| Langworth, Lincoln | LN3 5BU
£200,000



Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Nursery Close |
Langworth, Lincoln | LN3 5BU
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Nestled in a Quiet 'Backwater' Spot in Langworth sits this Modern Detached Bungalow. The village is located just six miles from Wragby which covers most of your essential and everyday items with a Co-op Food Store, Leisure Centre with Swimming Pool and a selection of good Independent Shops, Pubs and has a Bustling Community Feel. Alternatively you opt for Lincoln City Centre which is under seven miles distance and a Vibrant Nightlife with many Bars, Pubs and Restaurants plus most Supermarket chains.

This Cosy Bungalow has is warmed by radiator heating and retained by uPVC double glazing. It comprises in brief; Reception Hall, Living Room, Kitchen/Breakfast Room, Rear Porch, Two Bedrooms and Bathroom. Outside there are Gardens mainly to the Front and Side, Off Road Parking, Hardstanding and a Single Garage. Offered For Sale with No Onward Chain.

- Cosy Detached Bungalow
- Quiet 'Backwater' Spot
- Good Sized Living Room
- Kitchen/Breakfast Room
- Two Bedrooms & Bathroom
- Gardens to Front & Side
- Parking, Hardstanding & Garage
- No Onward Chain

Reception Hall

Approached via uPVC panelled entrance door with double glazed insert. uPVC double glazed side screen. Wood effect floor. Coving. Dado rail. Radiator. White panel effect doors off. Coat cupboard.

Cloakroom

Low level w.c. Wash hand basin. Tiling to dado height in mosaic effect tiling. Window to front. Coving. Radiator

Living Room

12'2 x 16'10 (3.71m x 5.13m)
Oak style floor. uPVC double glazed patio doors to front garden. Coving. Double radiator. Electric coal effect fire.





Kitchen/Breakfast Room

14'8 x 10'0 (4.47m x 3.05m)

Cream panel fronted wall and base units. Roll top wood effect work-surface with inset single drainer, stainless steel sink top. Tiled splashbacks. Double radiator. Coving. Window to rear. Half single glazed door to:-

Rear Porch

Radiator. Door to rear.

Bedroom One

11'4 x 10'2 (3.45m x 3.10m)

Double radiator. Window to rear. Coving. Wood effect floor.

Bedroom Two

9'4 x 12'4 max (2.84m x 3.76m max)

Range of fitted wardrobes. Coving. Windows to front and side.

Radiator.

Bathroom

White suite of panelled bath with shower and screen over. W.C. and wash hand basin in vanity unit with storage. Tiled floor.

Window to the rear. Tiling to water sensitive areas.

Gardens to Front and Side

Patio areas. Borders. Cold water tap. Lawn. Covered outdoor seating area.

Block Paved Parking for Two Cars

Additional Gravelled Hardstanding

Shed and Greenhouse.

Single Garage

17'3 x 9'4 (5.26m x 2.84m)

Up and over door. Door to side. Light and electric.

Additional Information

Tenure: Freehold

Services: T.B.C.

EPC Rating: D

Council Tax Band: B - West Lindsey



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	81
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 73.9 sq. metres (795.4 sq. feet)

Floor Plan to Follow

Ground Floor
Approx. 73.9 sq. metres (795.4 sq. feet)

Rooms and Dimensions:

- Bedroom:** 4.10m x 3.90m (13'6" x 12'10")
- Bathroom:** (not detailed in plan)
- Kitchen:** 3.00m (9'10") x 4.50m (14'9") max
- Hall:** (not detailed in plan)
- Living Room:** 3.70m x 5.10m (12'2" x 16'9")
- Bedroom:** 3.70m x 2.80m (12'2" x 9'2")
- WC:** (not detailed in plan)

Total area: approx. 73.9 sq. metres (795.4 sq. feet)

Robin Mapleton (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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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.