



**Church View, Station Road, Langworth,  
Lincoln, LN3 5BD**

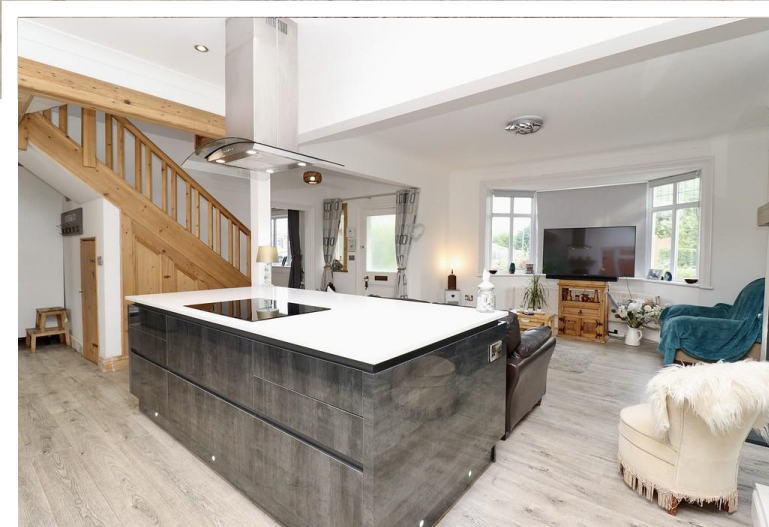


Book a Viewing!

**£385,000**

A rare opportunity to purchase a refurbished three double bedroomed detached family home with a vast range of outbuildings to the rear, which could be utilised for many uses including to extend the current accommodation, running a business from home or potential self-contained annex conversion. The main residence of Church View has been recently renovated and modernised by the current owners, whilst also adapting the layout to a large open plan living space featuring a high specification Kitchen with a range of integrated appliances and AGA and opening through to a Lounge with a log burner. The current accommodation comprises of Entrance Porch, Lounge, Kitchen, Utility Area, Downstairs WC, Family Room and a First Floor Landing leading to three double Bedrooms, fitted Wardrobes and En-suite Shower Room to Bedroom 1, large Walk-in Wardrobe to Bedroom 2 and a Family Bathroom. The Outbuildings to the rear currently comprise of a Storeroom, Office, Gym, Kitchen Area, WC and Games Room, which are all insulated, plastered and heated. In addition there is also a further Storeroom, large Warehouse and stairs to the First Floor of the Warehouse. The property also offers a large driveway providing ample off road parking leading to a carport and lawned gardens to the side and rear.





**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – C.

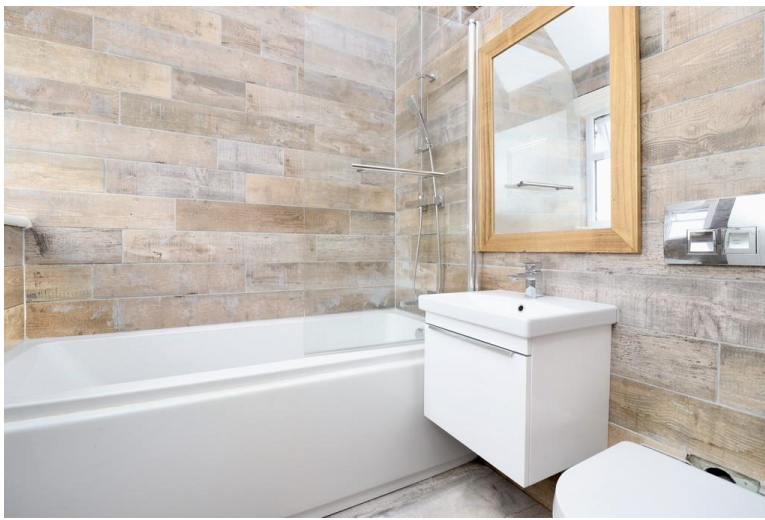
**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Langworth is a village located on the A158 which provides quick and easy access to the historic City of Lincoln, the Market Town of Market Rasen and Wragby. There are good primary and secondary schools in the region and a bus service runs through the village to Lincoln, Wragby, Market Rasen, Horncastle, Louth and out to the East Coast.



## ACCOMMODATION

### PORCH

With UPVC double glazed external door and windows.

### LOUNGE AREA

14' 0" x 11' 11" (4.27m x 3.63m), with UPVC double glazed bay window, external door, laminate flooring, fireplace with log burner and radiator.

### KITCHEN AREA

21' 3" x 9' 11" (6.48m x 3.02m), with UPVC double glazed window, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, composite sink unit and drainer, integral oven, integrated microwave, integrated coffee machine, warming drawer, AGA, space for a fridge freezer and a centre island with a further range of base units with work surfaces over, induction five ring gas hob and extractor fan over.

### UTILITY AREA

7' 7" x 6' 10" (2.31m x 2.08m), with two UPVC double glazed windows, external door, a range of base units with work surfaces over and a composite sink unit and drainer.

### WC

With laminate flooring, low level WC, wash hand basin, partly tiled walls and oil fired central heating boiler.

### FAMILY ROOM

12' 2" x 12' 0" (3.71m x 3.66m), with two UPVC double glazed windows, laminate flooring and radiator.

### FIRST FLOOR LANDING

With UPVC double glazed window.

### BEDROOM 1

12' 0" x 11' 7" (3.66m x 3.53m), with two UPVC double glazed windows, fitted wardrobes and drawers, free standing dressing table and radiator.

### EN-SUITE

5' 9" x 5' 9" (1.75m x 1.75m), with UPVC double glazed window, tiled flooring, low level WC, wash hand basin with cupboard space below, walk-in shower with tiled flooring and drain, heated towel rail, wall mirror and extractor fan.

### BEDROOM 2

14' 0" x 11' 11" (4.27m x 3.63m), with UPVC double glazed window, feature fireplace and radiator.





#### WALK-IN WARDROBE

11' 3" x 10' (3.43m x 3.05m), with UPVC double glazed window.

#### BEDROOM 3

14' 0" x 9' 11" (4.27m x 3.02m), with UPVC double glazed window and radiator.

#### BATHROOM

6' 5" x 5' 9" (1.96m x 1.75m), with UPVC double glazed window, tiled flooring, fully tiled walls, low level WC, wash hand basin with drawers below, bath with mains shower over and a heated towel rail.

#### OFFICE

20' 8" x 9' 10" (6.3m x 3m), with UPVC double glazed window, external door, radiator and hardwired internet and WiFi.

#### GYM

12' 0" x 10' 0" (3.66m x 3.05m), with UPVC double glazed window and radiator.

#### KITCHEN AREA

6' 11" x 6' 7" (2.11m x 2.01m), with timber window, vinyl flooring, base unit with work surface over, stainless steel sink unit and drainer and space for fridge freezer.

#### WC

6' 11" x 2' 10" (2.11m x 0.86m), with timber window, vinyl flooring, low level WC and wash hand basin.

#### GAMES ROOM

16' 2" x 16' 1" (4.93m x 4.9m), with UPVC double glazed window, external door and radiator.

#### WAREHOUSE

16' 1" x 15' 6" (4.9m x 4.72m), with window, barn door and stairs to the warehouse first floor.

#### WAREHOUSE FIRST FLOOR

32' 7" x 16' 1" (9.93m x 4.9m), with two windows and fully boarded.

#### OUTSIDE

The property has a large driveway to the side of the property providing ample off road parking which leads to a carport. There are lawned gardens to the side and rear of the property which also gives access to the outbuildings and warehouse.





**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilsen Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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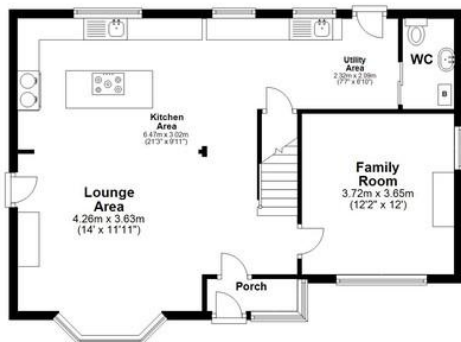
**OUTBUILDINGS**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
 Plus outbuildings: approx. 103.5 sq. metres (1147 sq. feet)



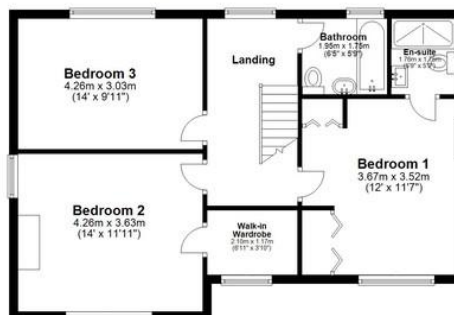
**Ground Floor**

Approx. 65.8 sq. metres (708.8 sq. feet)



**First Floor**

Approx. 62.4 sq. metres (672.1 sq. feet)



Main area: Approx. 128.3 sq. metres (1380.9 sq. feet)

Plus outbuildings: approx. 133.5 sq. metres (1438.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
 Plan produced using PlanUp.



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**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

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