



**1 The Barns, Westlaby,
Snelland, LN3 5BF**



Book a Viewing!

£450,000

Situated in the rural hamlet of Westlaby between Snelland and Wragby to the North East of Lincoln, a beautiful barn conversion offering spacious and versatile living accommodation comprising of entrance hall, impressive open plan lounge/dining room, study, family room, kitchen/breakfast room, utility room, cloakroom/WC, first floor landing, three bedrooms, master with en-suite and family bathroom. Outside there is a gravelled driveway, double garage, a delightful gated courtyard and a large established rear garden. Viewing of this beautiful home is highly recommended.



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SERVICES

Mains water and electricity. Drainage to septic tank.
Oil central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Westlaby in a rural hamlet near the village of Snelland to the north east of Lincoln. The Hamlet relies on amenities and schooling provided by the neighbouring villages of Wragby and Langworth, and is approximately 11 miles from Lincoln and 6.5 miles from Market Rasen.



ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard, window to the front aspect and radiator.

FAMILY ROOM

15' 5" x 15' 2" (4.72m x 4.63m) With double glazed windows to the front and rear aspects and two radiators.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator and storage shelving.



KITCHEN/BREAKFAST ROOM

15' 7" x 11' 10" (4.75m x 3.63m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, spaces for Range cooker, fridge and dishwasher, chrome towel radiator, laminate flooring, spotlights and double glazed windows to the side and rear aspects.

UTILITY ROOM

9' 1" x 6' 7" (2.77m x 2.01m) With a complimenting range of wall and base units with work surfaces over, Belfast sink, spaces for fridge freezer and washing machine, laminate flooring and door to the garden.



LOUNGE/DINING ROOM

39' 11" x 14' 4" (12.18m x 4.37m) An impressive open plan room with double glazed French doors and windows onto the courtyard, log burner with brick feature wall, vaulted ceiling with original ceiling beams and wood effect flooring.

STUDY

11' 8" x 14' 2" (3.57m x 4.33m) With stable door to the courtyard, wood effect flooring and spotlights.



FIRST FLOOR LANDING

With double glazed window to the front aspect, Velux window, original ceiling beams and radiator.

BEDROOM 1

15' 6 (max)" x 15' 2 (max)" (4.72m x 4.62m) With double glazed windows to the front and rear aspects, original ceiling beams and two radiators.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, towel radiator, original ceiling beams and Velux window.

BEDROOM 2

11' 10" x 9' 8" (3.63m x 2.97m) With double glazed windows to the front and side aspects and two radiators.

BEDROOM 3

10' 4" x 9' 1" (3.15m x 2.78m) With double glazed window to the rear aspect, original ceiling beams and radiator.

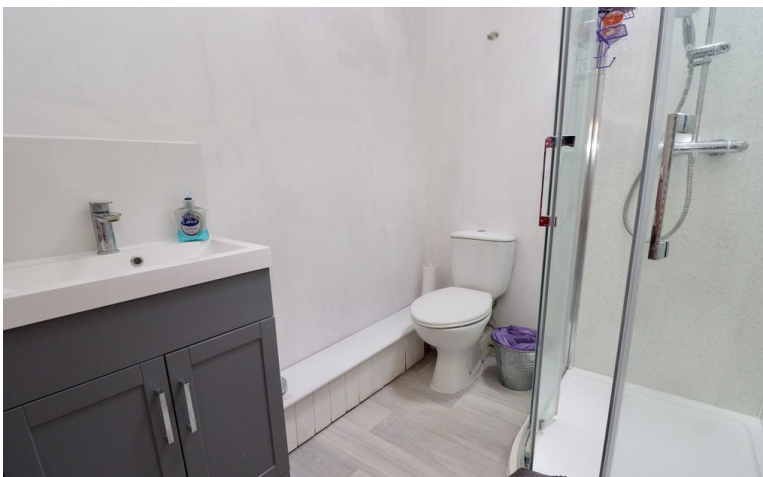


BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, chrome towel radiator, original ceiling beams and Velux window.

OUTSIDE

The property is one of three converted barns with a large gravelled driveway to the front providing off street parking for multiple vehicles. To the front of the property there is a beautiful enclosed cobbled courtyard with gated access and flowerbeds. The generous and private rear garden is mainly laid to lawn with mature trees, shrubs, flowerbeds and potting shed.





WEBSITE

Our detailed website shows 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

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 Gilson 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

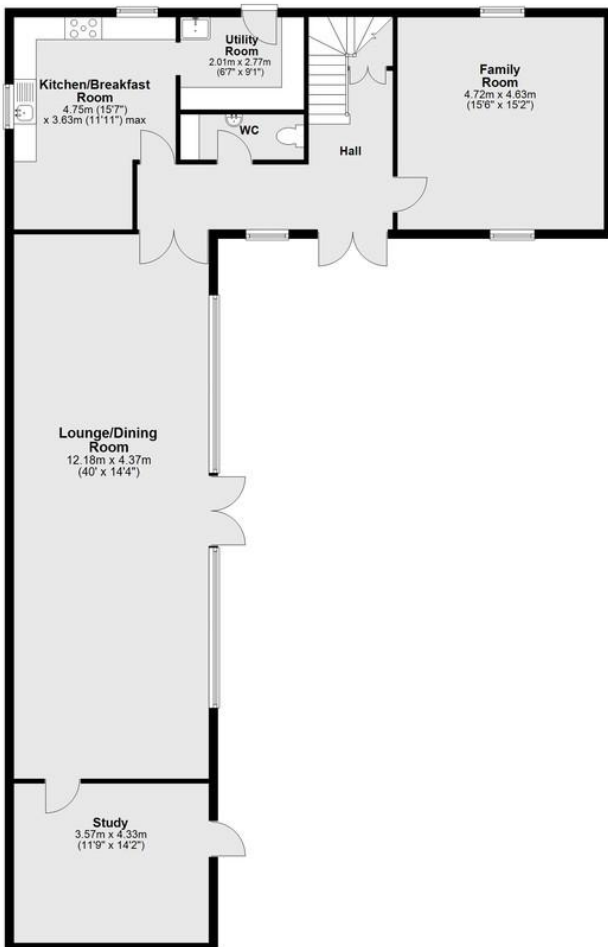
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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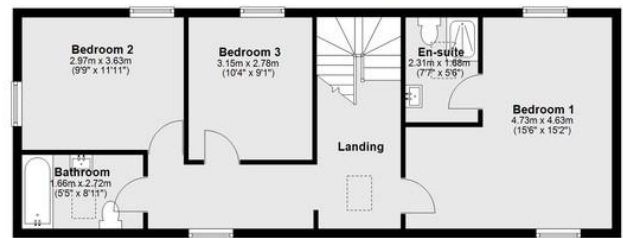
Ground Floor

Approx. 132.1 sq. metres (1421.5 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.