



3 Providence Row, Station Road

Langworth, Lincoln, LN3 5BD



Book a Viewing!

£210,000

A well-presented two bedroom semi-detached cottage located within the village of Langworth, which is situated to the north of the Cathedral City of Lincoln. The internal accommodation briefly comprises of Open Plan Lounge and Dining Area, fitted Kitchen, downstairs Bathroom, Side Entrance Porch/Utility Area and a First Floor Landing leading to two double Bedrooms. Outside the property is situated on a large plot with an extensive lawned rear garden. There is a gravelled driveway and hardstanding area providing off road parking for vehicles with a gated access leading to the large detached garage/workshop. There is a large and well-maintained rear garden with the added benefit of a garden room and numerous patio/seating areas. The property further benefits from oil fired central heating and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

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.

SERVICES

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



ACCOMMODATION

LIVING AREA

12' 9" x 10' 1" (3.89m x 3.07m) With UPVC window to the front elevation, wood burner and feature fireplace.

DINING AREA

12' 9" x 9' 10" (3.89m x 3m) With UPVC window to the side elevation and stairs to the first floor.

(The maximum measurement for the lounge and dining area is approx. 20' 6" x 12' 9").

KITCHEN

12' 6" x 10' 3" (3.81m x 3.12m) Fitted with a range of quality kitchen units and granite worktops, Beko range cooker and extractor hood, space for fridge freezer, 1½ bowl sink unit and drainer, solid wood worktop, radiator, part tiled surround, UPVC window to the side elevation and UPVC side entrance door.

BATHROOM

With suite to comprise of WC, wash hand basin with a range of fitted vanity cupboards and drawers, bath and a fitted shower cubicle, towel radiator and UPVC window to the rear elevation.

PORCH/UTILITY

15' 6" x 4' 9" (4.72m x 1.45m) With UPVC windows, plumbing for washing machine and UPVC side entrance door.

FIRST FLOOR LANDING

BEDROOM

12' 9" x 10' 3" (3.89m x 3.12m) With UPVC window to the front elevation and radiator.

BEDROOM

9' 10" x 9' 8" (3m x 2.95m) With UPVC window to the rear elevation, radiator and built-in cupboard.

OUTSIDE

The property is situated on a large plot with an extensive rear garden. There is a gravelled driveway providing off road parking and hardstanding for vehicles. There is gated access to the garage/workshop, a decked seating area and a paved walkway leading to the rear garden. The rear garden has an extensive lawned area, a variety of fruit trees, flowerbeds and borders. There is a further patio/seating area to the bottom of the garden with a brick built barbecue with lighting and outside power. There is also a green house, log store, shed and dog enclosure with kennel.

GARAGE/WORKSHOP

28' 0" x 12' 6" (8.53m x 3.81m) With electric door, light, power, UPVC window to the side elevation and side entrance door.

GARDEN ROOM

18' 3" x 11' 4" (5.56m x 3.45m) With light, power, side entrance door and double French/patio doors leading to the patio area.





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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

Claverings 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

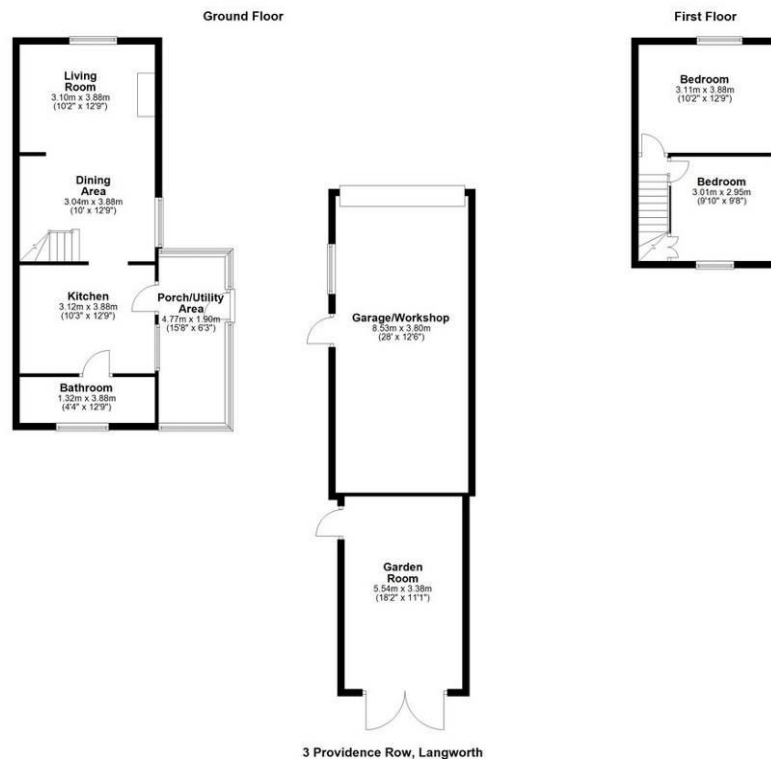
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.
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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

