



5 Newport Farm Close North Carlton, Lincoln, LN1 2GN

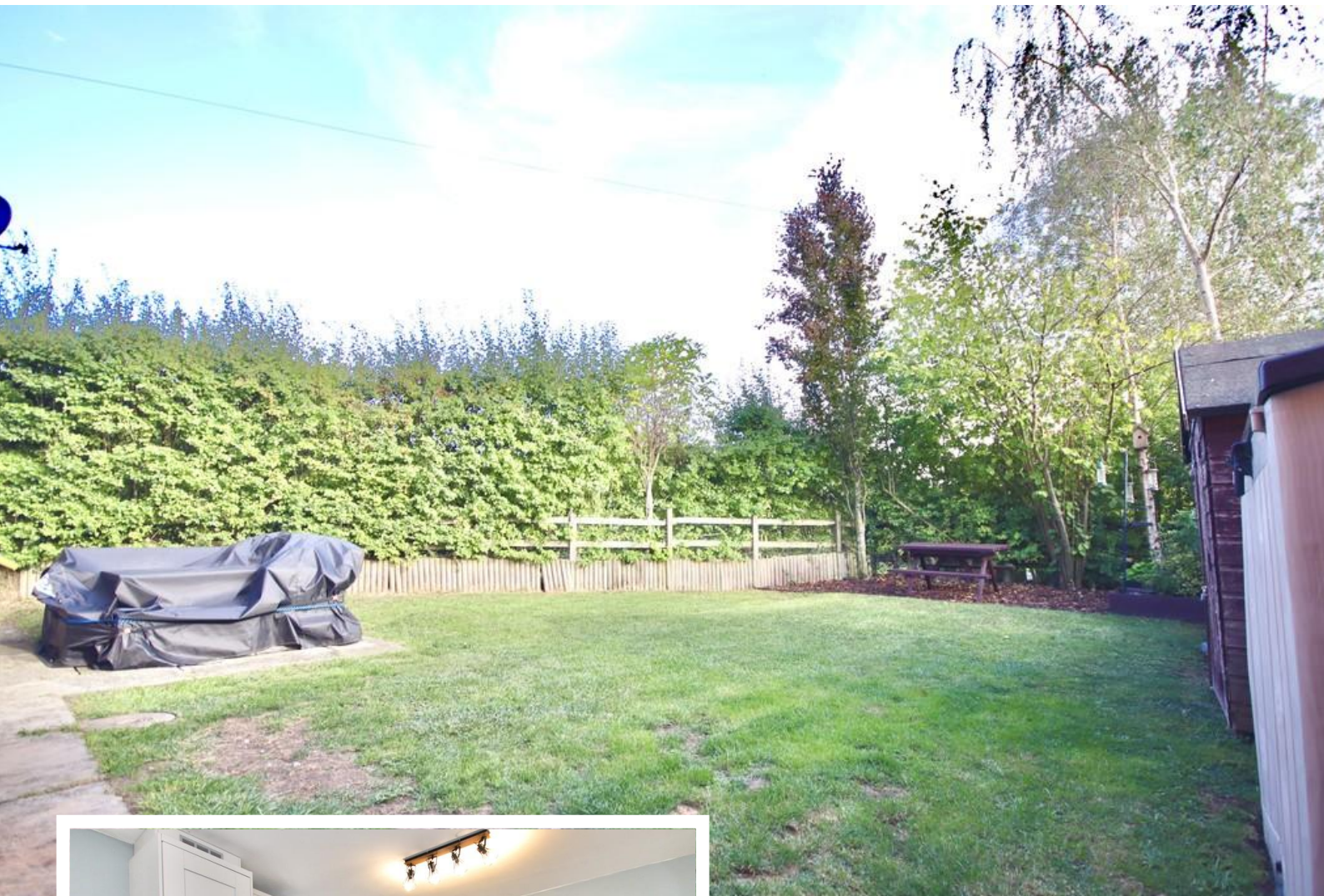


Book a Viewing!

Offers In Region Of £275,000

Situated in the quiet and popular village of North Carlton, just five miles from Lincoln City Centre, this larger-than-average Three Bedroom Semi Detached Home blends countryside character with modern convenience. Solid wood doors run throughout the property, complemented by UPVC windows, a recently installed Kitchen and modern Bathrooms. With a log burner in the lounge, generous garden and off road parking, this home is ideal for first time buyers or anyone seeking a rural setting with easy access to the city. The internal accommodation briefly comprises of Entrance Hallway, Cloakroom/WC, Kitchen/Diner, Lounge and stairs rising to a First Floor Landing leading to the Master Bedroom with En-suite, two further Bedrooms and a Family Bathroom. Outside there is a shared driveway providing parking for three vehicles to the front and a secured garden with a patio seating area and a mulch-surfaced seating area to the rear.





SERVICES

All mains services available. Oil central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

North Carlton is a small village located approximately five miles north of Lincoln city centre, offering a peaceful rural setting with excellent access to the city's amenities. The village is home to the historic Church of St Luke and the Elizabethan North Carlton Hall, both notable local landmarks. The nearby Lincolnshire Showground provides a year-round calendar of events, while local schools and everyday facilities can be found in surrounding villages and uphill Lincoln. With its blend of countryside charm and convenient location, North Carlton is an attractive choice for those seeking village life close to the city.





ENTRANCE HALL

8' 1" x 11' 1" (2.46m x 3.38m) Accessed via a UPVC front door, the entrance hallway is bright and welcoming with tiled flooring, a striking double height window to the front aspect fills the space with natural light and access to the kitchen/diner, lounge, cloakroom/WC and under-stairs storage with stairs rising to the first floor.

CLOAKROOM/WC

7' 9" x 3' 5" (2.36m x 1.04m) Fitted with a WC and sink set into a worktop with cupboard storage beneath, radiator, extractor, tiled flooring and a UPVC window to the front aspect.

KITCHEN/DINER

11' 9" x 14' 10" (3.58m x 4.52m)

KITCHEN AREA

Refitted two years ago, the kitchen offers modern units, laminate worktops, a range of integrated appliances including dishwasher, fridge/freezer, electric hob, oven, and extractor, stainless steel sink with mixer tap, plumbing for a washing machine, oil boiler, a UPVC double glazed window overlooks the rear aspect, while a rear door opens directly onto the garden.

DINING AREA

With radiator, tiled flooring and space for a dining table.

LOUNGE

20' 2" x 11' 7" (6.15m x 3.53m) With UPVC window to the front aspect and French doors opening onto the rear patio, log burner set into a brick fireplace with rustic wooden mantel beam and two radiators.



FIRST FLOOR LANDING

12' 6" x 6' 7" (3.81m x 2.01m) The double height window continues to provide light to the landing, with access to three bedrooms, the family bathroom, loft void and a storage cupboard housing the hot water cylinder with shelving and a radiator.

MASTER BEDROOM

20' 2 max" x 11' 2 max" (6.15m x 3.4m) With UPVC double glazed windows to both the front and rear aspects, two radiators and access to the en-suite.

EN-SUITE

Fitted with a modern three piece suite comprising of shower tray with mains-fed shower and mermaid board surround, pedestal sink and WC, laminate flooring, radiator, extractor, LED spotlights and a UPVC window to the rear aspect.



BEDROOM 2

10' 9" x 8' 9" (3.28m x 2.67m) With radiator and UPVC window to the rear aspect.

BEDROOM 3

9' 1" x 8' 5" (2.77m x 2.57m) With radiator and UPVC window to the front aspect.



BATHROOM

7' 4" x 5' 8" (2.24m x 1.73 m) Three piece suite comprising of WC, sink with under cupboard storage and bath with mains shower over and screen, Velux window, tiled splashbacks, towel radiator, LED spotlights, extractor and laminate flooring.

OUTSIDE

To the front there is a shared driveway providing parking for three vehicles. To the side of the property sits an enclosed oil tank (approx. 1200 litres). A pathway wraps around the property leading to the secured rear garden, which is mainly laid to lawn and includes a patio seating area, outside tap and mulch-surfaced seating area at the far end.



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, 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 Water and Callum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct them 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 them 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 55088 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 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.

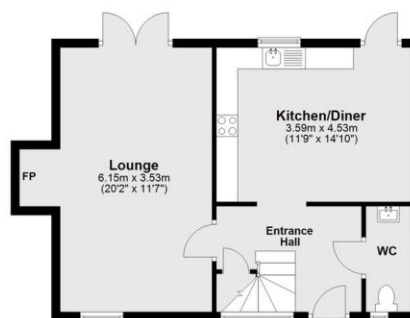
GENERAL

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:

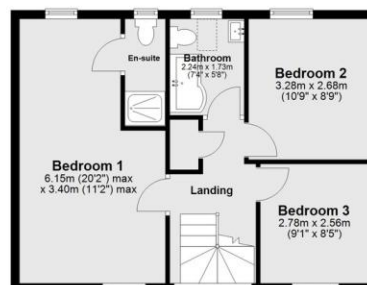
1. The details are a general outline or guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor



First Floor



Total area: approx. 100.9 sq. metres (1086.3 sq. feet)

5 Newport Farm Close

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

