



# Stainton House

Stainton by Langworth, Lincoln

**BROWN & CO** JH Walter



## Stainton House, Stainton by Langworth, Lincoln, LN3 5BL

A spacious detached family home which has been extended, remodelled and refurbished by the current sellers to an excellent standard throughout.

The property is located in the pleasant rural village of Stainton by Langworth and comprises of an entrance hall, living room, stunning open-plan living kitchen dining room, utility and WC to the ground floor, along with master bedroom with en-suite, three further bedrooms and a family bathroom to the first floor.

Outside to the front is a driveway providing parking for several vehicles which leads to an integral garage with electric roller door, to the rear is a good-sized beautifully landscaped garden.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Entrance doors and double glazed windows to front, stairs rising to first floor, radiator.

##### Living Room

Double glazed window to front, multi-fuel burning stove inset to brick fireplace, radiator.

##### WC

Double glazed window to side, WC, wash basin, under floor heating.

##### Living / Dining Kitchen

A stunning open-plan living / kitchen / dining room with bespoke fitted kitchen including an island unit with ceramic sink and below storage units, further worktops with base and eye level storage units, space for a rangemaster and fridge freezer, integrated dishwasher, separate sink with hot water tap, exposed brickwork, tiled flooring with underfloor heating, double glazed French doors leading to the rear garden, double glazed windows to side and rear.

##### Utility

Double glazed window and door to side, Franke one and half drainer sink, worktop, base and eye level storage units, spaces for washing machine and tumble dryer, limestone tiled flooring, radiator.

##### Side Porch

Side entrance door, double glazed windows to front and rear, limestone tiled floor.

#### First Floor

##### Landing

Double glazed window to front, door leading onto balcony, airing cupboard, radiator.

##### Bedroom One

With vaulted ceiling and exposed French oak beams to ceiling, double glazed French doors to rear, double glazed window to side, fitted wardrobes, underfloor heating.

##### En Suite

Shower cubicle with bluetooth controlled electric shower, vanity wash basin, WC, heated towel rail, tiled flooring.

##### Bedroom Two

Dual aspect double glazed windows to side and rear, built in wardrobe, radiator.

##### Bedroom Three

Double glazed window to front, radiator.

##### Bedroom Four

Double glazed window to rear, loft access, radiator.

##### Bathroom

Double glazed window to side, bath, pedestal wash basin, shower cubicle, WC, heated towel rail.

##### Outside

To the front is a driveway providing parking for several vehicles which leads to an integral garage with electric roller door. There is a front lawn and gated side access which leads to a generous landscaped rear garden with paved patio, lawn, decorative shrubs and borders, wood store, shed, greenhouse and vegetable patch.

### TENURE & POSSESSION

Freehold and for sale by private treaty.



COUNCIL TAX  
Band D

#### MOBILE

We understand from the Ofcom website there is good mobile coverage from EE, O2, Three and Vodafone.

#### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps

#### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

#### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

#### AGENT

James Drabble  
01522 504304  
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)			
Stainton House Stainton By Langworth LINCOLN LN3 6BL	Energy rating <b>D</b>	Valid until: 25 February 2034	Certificate number: 3500-2274-0322-1320-3243
Property type	Detached house		
Total floor area	161 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).			
<b>Energy rating and score</b>			
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.	
See <a href="#">how to improve this property's energy efficiency</a> .			
For properties in England and Wales: the average energy rating is D the average energy score is 60			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		





Total area: approx. 186.6 sq. metres (2008.7 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

### IMPORTANT NOTICES

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