



Chiltern, Scothern Lane Langworth, Lincoln, LN3 5BH Guide Price: £200,000 (£900 + VAT Buyers Fee)

Description

A substantial four bedroom detached property which extends to around 2,000 sq ft and nestles in 0.57 of an acre. The property did suffer a flood to the ground floor in October 2023 due to a flood in the area so requires some refurbishment. We understand there had not been any flooding issues since 2007 and the environment agency are looking at solutions, but interested parties are advised to make their own enquiries.

Directions

From Lincoln follow the A158 towards Wragby and as you enter Langworth turn left onto Scothern lane where the property can be found on the left hand side.

<https://what3words.com/period.mixes.lost>

Accommodation

Entrance Hall

Radiator and door to;

WC

Double glazed casement window to front elevation, two piece suite comprising low flush WC and wash basin in vanity unit, radiator, fully tiled walls.

Dining Room

Double glazed casement window to front elevation, double radiator, built-in storage cupboard stairs to first floor and door to;

Kitchen

Double glazed casement windows to side and rear elevation, fitted wall and base units with stainless steel single drainer sink, built-in storage cupboard, door to side elevation and door to;

Lounge

Double glazed casement window to rear and side elevation, fireplace with wood burning stove, two radiators, doors to;

Conservatory

Brick and UPVC construction with doors to rear and side elevations, radiator, wood burner.

Bedroom One

Double glazed casement window to rear elevation, radiator.

Bedroom Two

Double glazed casement window to front elevation, radiator.

Bathroom

Double glazed casement window to front elevation, three-piece suite comprising shower cubicle, bath, wash basin in vanity unit, heated towel rail, fully tiled walls, extractor.

First Floor

Bedroom Three

Double glazed windows to front and rear elevation, radiator.

Bedroom Four

Double glazed Velux windows to front and rear elevation, radiator.

Bathroom

Double glazed window to front elevation, four piece suite comprising bath, wash basin in vanity unit, shower cubicle, low flush WC, extractor, fully tiled walls, eves storage, wall mounted fan heater.

Landing

With loft access and double glazed Velux window to rear elevation and further Velux window over the stairwell.

Storage Room

Double glazed Velux windows to side elevation, airing cupboard, eves storage.

Services

We understand the property has main drains, electric, water and oil fired central heating. The property also has 14 solar panels and a Tesla 2 battery storage unit. There is still a feed in tariff in place with further details available in the legal pack.

Outside

The property sits in Generous grounds of around 0.57 of an acre. The front elevation offers a concrete and gravel driveway providing parking for several cars, double garage, lawned garden with mature trees and hedging which wrap around to the side elevation. The rear elevation is also mainly lead to lawn with mature trees, fruit Orchard, four storage sheds, greenhouse, poly tunnel.



Tenure & Possession

Freehold with vacant possession.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or cpa@brown-co.com

Viewing

Strictly by appointment with the Auctioneers.
Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

Solicitors

Diane White
Anthony Clark & Co
16a Guidhall Street
Lincoln, LN1 1TT

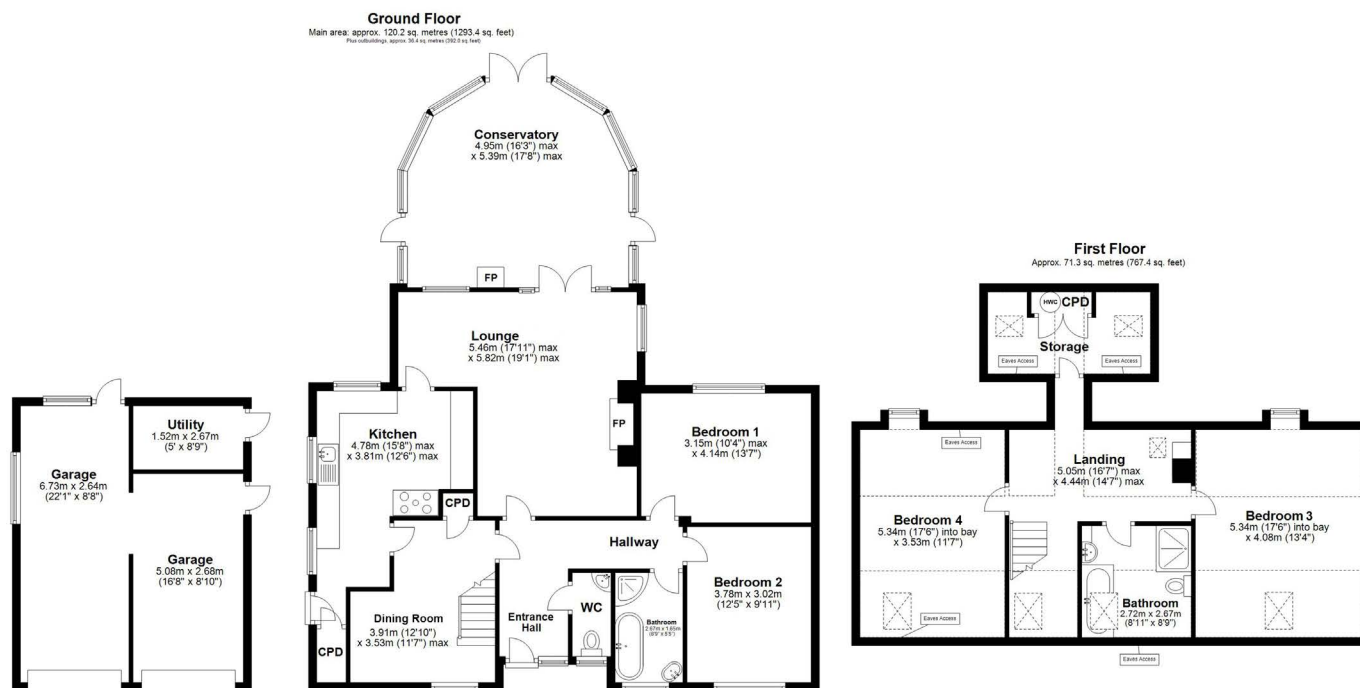


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Agent

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Main area: Approx. 191.5 sq. metres (2060.8 sq. feet)
Plus outbuildings, approx. 36.4 sq. metres (392.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Chiltern, Langworth