



- Semi-Detached Character Property
- Lounge/Diner
- Kitchen & Garden Room
- 3 Bedrooms
- 3 Bathrooms
- Annexe
- Garage With Private Drive
- Village Location

Vanellus, Barlings Lane, Langworth, LN3 5DA,  
£295,000





Starkey&Brown are pleased to offer for sale this 3 bedroom semi-detached character property located in the popular village of Langworth. Internal accommodation briefly comprises of garden room, kitchen, lounge/diner, ground floor shower room. Rising to the first floor there are 3 bedrooms and a family bathroom. Annexe accommodation briefly comprises of a lounge, bedroom and an en-suite. To the front of the property there is driveway parking and garage. To the rear of the property there is a lawned garden with patio area. The village of Langworth falls within the catchment area of CofE William Farr school, Ellison Boulters School in neighbouring Scotthern, being a 15 minute drive from Lincoln city centre and also provides access to the north of Wragby and a bus service to and from Lincoln. Contact Starkey&Brown to arrange a viewing. Council tax band: B. Freehold.



## Garden Room

Having French doors leading to rear aspect, uPVC double glazed windows and uPVC door to side aspect.

## Kitchen

11' 7" x 6' 5" (3.53m x 1.95m)

Having matching wall and base units, Belfast sink, mosaic tiling to walls, hob with extractor hood, built-in oven and uPVC double glazed window to rear aspect.

## Lounge/Diner

11' 7" x 13' 1" (3.53m x 3.98m)

Having uPVC double glazed window to front aspect, feature fireplace and radiator. Opening into:

## Lounge/ Diner 2

11' 7" x 13' 1" (3.53m x 3.98m)

Having uPVC double glazed window to front aspect, radiator and feature fireplace.

## Downstairs Shower Room

Having corner shower cubicle, basin and low level WC, storage cabinet and uPVC double glazed obscured window to rear aspect.

## First Floor Landing

Having access to bedrooms and family bathroom.

## Bedroom 1

11' 7" x 13' 1" (3.53m x 3.98m)

Having uPVC double glazed window to front aspect, built-in storage and radiator.

## Bedroom 2

11' 7" x 13' 1" (3.53m x 3.98m)

Having uPVC double glazed window to front aspect, fitted storage and radiator.

## Bedroom 3

7' 1" x 6' 5" (2.16m x 1.95m)

Having uPVC double glazed window to rear aspect and radiator.

## Family Bathroom

7' 9" x 6' 5" (2.36m x 1.95m)

Having low level WC, panelled bath, wash hand basin, linen cupboard, obscured window to rear aspect and radiator.

## Outside Front

To the front of the property there is driveway parking and garage.

## Outside Rear

To the rear of the property there is a lawned garden with patio area.

## Annexe

### Lounge

9' 2" x 10' 0" (2.79m x 3.05m)

Having hardwood flooring, French doors leading to garden and uPVC double glazed window to side aspect.

### En-Suite

9' 2" x 4' 5" (2.79m x 1.35m)

Having shower, low level WC, sink and uPVC double glazed obscured window to garden and vinyl flooring.

### Bedroom

9' 2" x 10' 1" (2.79m x 3.07m)

Having hardwood flooring, door leading to garden and uPVC double glazed window to side aspect.

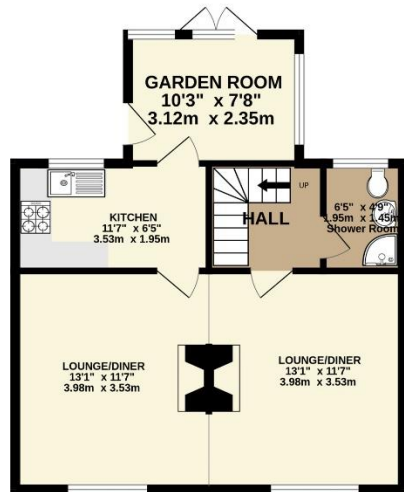
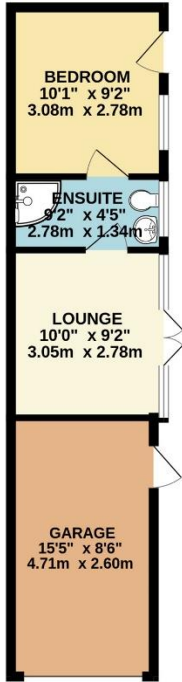
## Garage

8' 6" x 15' 5" (2.59m x 4.70m)

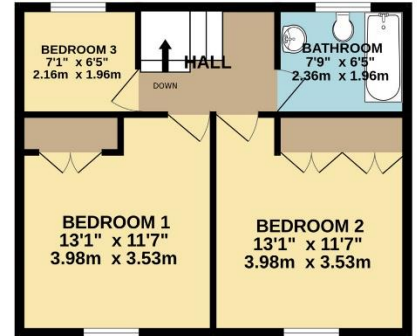
Having up and over door, power and side entrance door.



GROUND FLOOR  
872 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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