



- 2 Double Bedrooms
- Ideal First Time Buy
- 25'10" Open Plan Lounge & Kitchen Diner
- Family Bathroom

- Downstairs WC
- Private Parking Space
- Rear Garden Not Overlooked
- Cul De Sac Location

The Meadows, Langworth, LN3 5BZ,
£172,950





Situated in the village of Langworth to the east of Lincoln. Starkey&Brown are pleased to offer for sale this modern 2 bedroom townhouse. The accommodation comprises of 2 double bedrooms and bathroom to the first floor. Whilst downstairs boasts a 25'10" open plan lounge and kitchen dining area and a downstairs WC. At the front there is a covered bin storage area and a private parking space. To the rear of the property there is a lawned rear garden which not directly overlooked. To truly appreciate this property and internal inspection is highly recommended. Council tax band: A. Freehold.

Front door into:

Open Plan Lounge & Kitchen Dining Area

25' 10" x 13' 6" (7.87m x 4.11m)

Kitchen Area

Having a range of fitted wall and base units, rolled edge worktop surfaces incorporating cupboards and drawers, a range of built-in appliances including a 4 ring electric hob, oven, extractor hood, fridge and freezer, plumbing for washing machine, one and a half sink with single drainer unit, uPVC window to front aspect and a double radiator. Door to:

Downstairs WC

Having a 2 piece suite comprising of low level flush WC and hand wash basin.

Lounge Area

Having uPVC double glazed French doors leading to rear garden, a single radiator, large storage cupboard and airing cupboard. Stairs rising to first floor.

First Floor Landing

Having access to loft with a pull down ladder.

Bedroom 1

13' 7" x 9' 6" (4.14m x 2.89m)

Having 2 uPVC windows to front aspect, a radiator and a storage cupboard.

Bedroom 2

13' 9" x 9' 1" (4.19m x 2.77m)

Having uPVC window to rear aspect and a single radiator.

Bathroom

6' 9" x 6' 6" (2.06m x 1.98m)

Having a 3 piece suite comprising of panelled bath, mains fed shower inset and shower shield, wash hand basin, low level flush WC and a radiator.

Outside Rear

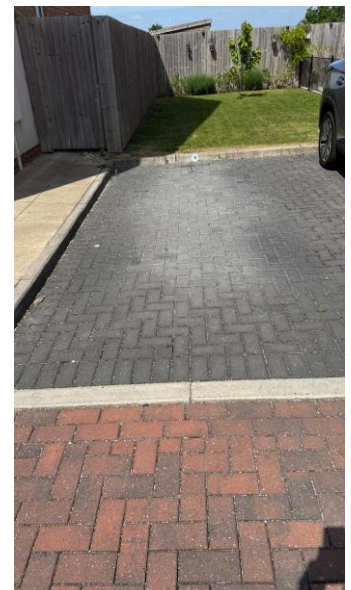
Being mainly laid to lawn with fenced surround, a paved patio and is not overlooked from rear aspect.

Outside Front

There is allocated parking for 1 car.

Agents Note

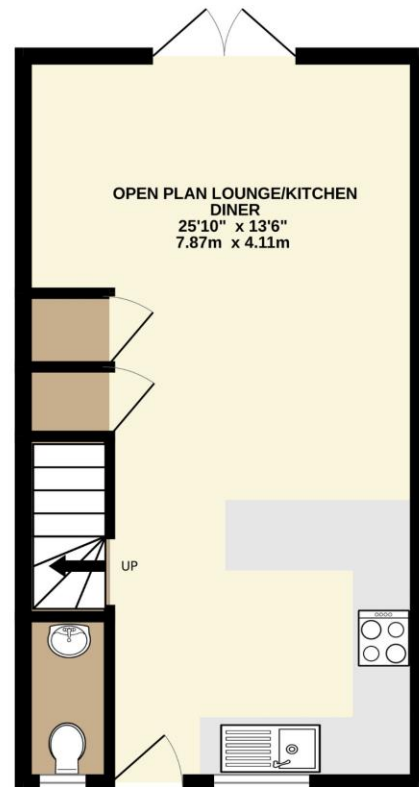
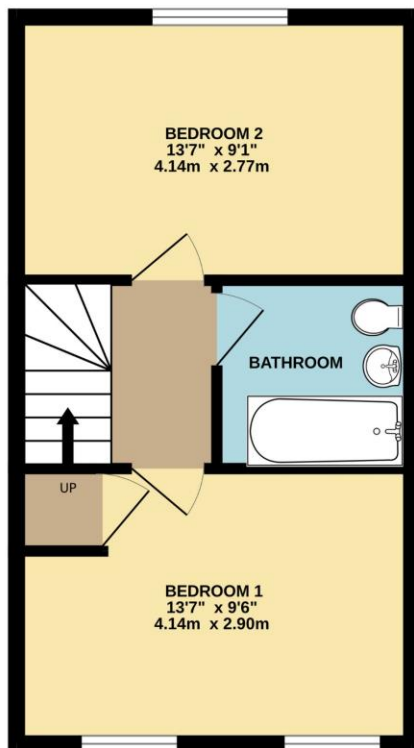
There is a maintenance at the property. We are advised the current maintenance charge is £165 a year for the general maintenance of the area and additional £75 for the ground source water system.





FIRST FLOOR
343 sq.ft. (31.8 sq.m.) approx.

GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

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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