



Aikman House

Langrick Road, New York, Lincolnshire LN4 4YD

£425,000
NO ONWARD CHAIN

BELL



Aikman House

Langrick House, New York LN4 4YD

Lincoln – 26 miles
Grantham – 34 miles
Boston – 10 miles
Coningsby – 4 miles

(Distances are approximate)

A striking new build home of some considerable appeal providing four double bedrooms, two ensembles and living accommodation including triple aspect lounge and triple aspect living kitchen both opening to the rear garden. Outside there are front and rear gardens, ample parking for several vehicles and garage. The shopping, social and educational facilities can be found within the nearby villages of Coningsby and Tattersall and the larger Georgian market town of Boston a short drive away. A viewing is highly recommended to fully appreciate the size and standard of accommodation on offer.

Accommodation

Entrance into the property is gained through a uPVC door into:

Reception Hall

With timber staircase to the first floor and having built-in double cloaks cupboard, wood effect flooring, radiator, power points and door to:

Cloakroom

With a low-level WC, wash hand basin over vanity cupboard, wood effect tiled flooring and radiator.

Lounge 19' 5" x 14' 0" (5.91m x 4.26m)

A triple aspect room including uPVC patio door to the rear garden. There is a radiator and power points.





Living Kitchen

The 'Hub' of this superb family home providing views and patio door to the rear garden.

Kitchen Area 11' 0" x 9' 0" (3.35m x 2.74m)

With a stylish range of fitted units comprising stainless steel sink drainer inset to ample worksurface over base units including integral dishwasher. There is a five-ring electric hob, electric double oven, larder cupboard to one end and filter hood over the hob. There is door to utility room, ceiling spot lights and power points.

Living Area 19' 6" x 12' 3" (5.94m x 3.73m)

Overlooking the rear garden and having patio doors to paved patio. There is wood effect flooring radiator and power points.

Utility Room

With stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a larder cupboard to one end, wood effect flooring, radiator, power points and uPVC door to the side.

First Floor

Landing

A spacious landing with deep built-in linen cupboard, access to roof space, radiator, power points and door to:

Main Bedroom 19' 6" x 12' 4" (5.94m x 3.76m)

With double aspect over the rear garden and having two radiators, power points and door to **En-Suite** with a stylish white suite comprising large shower cubicle, wash hand basin over vanity unit and a low-level WC. There is a heated towel rail, ceiling spot lights and tiled flooring.

Bedroom 2 16' 4" x 12' 0" (4.97m x 3.65m)

With front aspect and having deep walk-in double wardrobe, radiator, power points and door to **En-Suite**, with a white suite comprising corner shower cubicle, wash hand basin over vanity unit and a low-level WC. There are ceiling spot lights, tiled flooring and a heated towel rail.





Bedroom 3 14' 0" x 9' 9" (4.26m x 2.97m)

With front aspect and having radiator and power points.

Bedroom 4 14' 0" x 9' 8" (4.26m x 2.94m)

Overlooking the rear garden and having radiator and power points.

Bathroom

Being fully wall tiled and having a white suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and a low-level WC. There is a heated towel rail, tiled flooring and ceiling spot lights.

Outside

The property is approached over a driveway providing parking for several vehicles and leads to **Garage**, with up and over door power and lighting. The garden to the front and rear are left for landscaping.

Further Information

Mains water and electric. LPG central heating. Drains to a private system. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = E

EPC RATING = C



SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

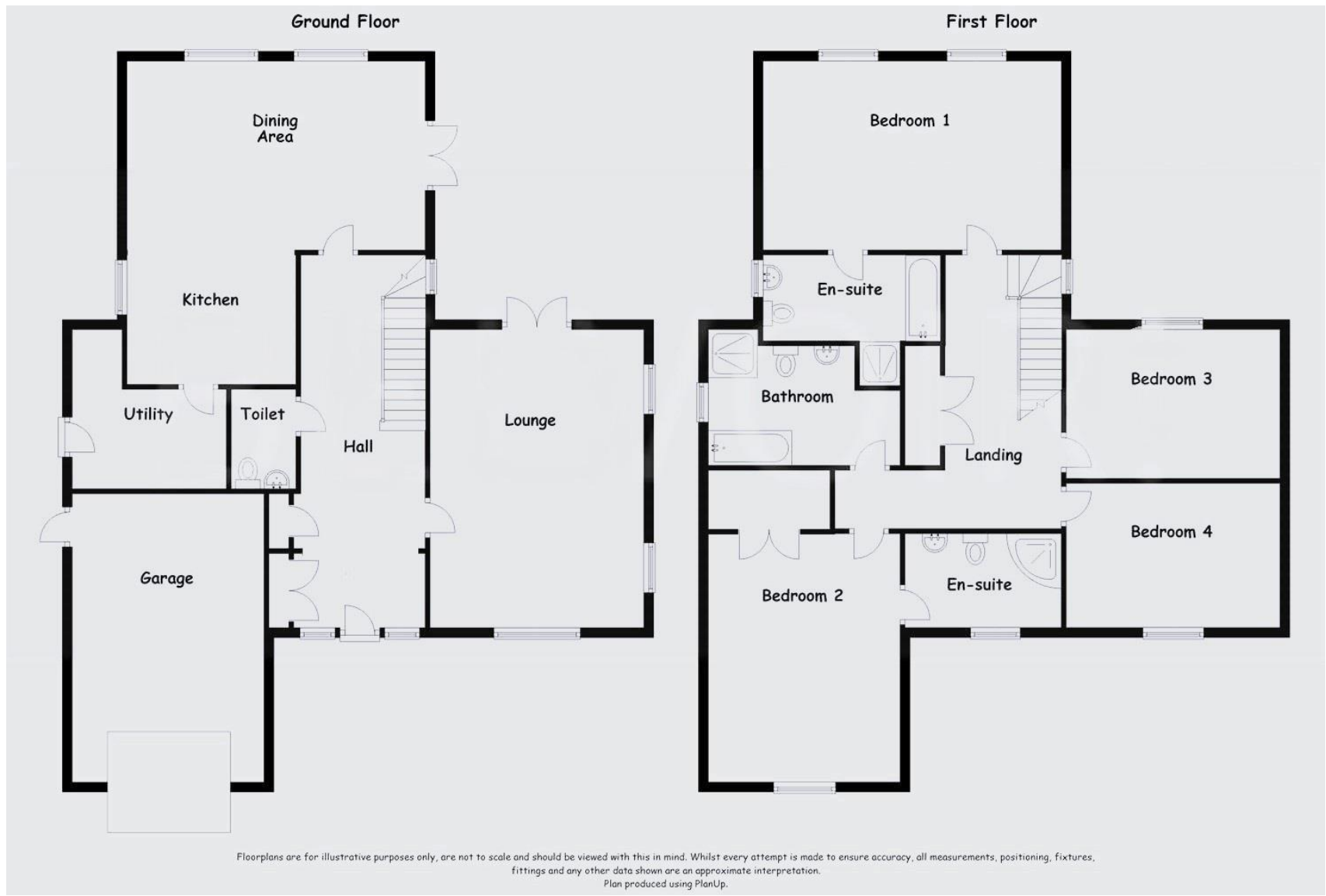
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