



# Wayland, Barlings Lane

| Langworth, Lincoln | LN3 5DG

£525,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.



# Wayland

Barlings Lane |

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Unique opportunity to purchase a one off Architect designed and sizeable detached bungalow built in the 1960's and now having retro appeal. Originally designed by local Architect Mike Nurse with upgrades made in the 1990's including cavity brick with insulation.

Situated in a rural spot in open countryside, yet on the edge of Langworth which is six miles to the North East of Lincoln.

The property sits in stunning and large gardens with beautiful feature pond which are approximately half an acre, manicured and landscaped to include mature trees, rockery, water feature, lawns, there are also growing areas, fruit trees, greenhouse and three garages (one double and two single) plus hard-standing for numerous cars.

The bungalow comprises: Entrance Hall, Kitchen, Utility, Living Room, Dining Room, Four Bedrooms, Shower Room plus En-Suite Shower Room.

- Unique Architect Designed Home
- Local Architect Mike Nurse
- Approximately Half An Acre
- Beautifully Landscaped Gardens
- Scope for Refurbishment
- Four Bedrooms
- One Double & Two Single Garages
- No Chain

## Entrance Hall

Sliding glass entrance door, additional doorway to rear.  
Range of recessed styled cupboards. Tiled floor.

## Living Room

20'0" x 12'2" (6.10m x 3.71m)

Multi fuel stove set in recessed fireplace. Full height windows. including sliding door to garden. Wooden beams. Exposed brickwork. Tiled floor.







### Dining Room

17'4" x 12'10" (5.28m x 3.91m)

Full height sliding patio doors to garden. Additional full height window. Beams to ceiling.

### Kitchen

11'4" x 9'2" (3.45m x 2.79m)

Range of cupboards. Recessed cupboards. Double drainer sink and unit. Double oven, hob and extractor. Window to rear. Ceiling timber. Tiled floor.

### Utility Room

11'2" x 6'0" (3.40m x 1.83m)

Fitted sink. Tiled floor. Ceiling timber. Window to rear.

### Bedroom One

14'0" x 12'0" (4.27m x 3.66m)

Window to rear. Fitted wardrobes. Door to:-

### En-Suite W.C.

Low level w.c. Wash hand basin. Window to rear. Tiled floor. Part tiled walls.

### Bedroom Two

13'2" x 10'6" (4.01m x 3.20m)

Window to rear. Range of fitted wardrobes. Ceiling timbers.

### Bedroom Three

10'0" x 8'6" (3.05m x 2.59m)

Window to side. Ceiling timbers.

### Bedroom Four

13'0" x 10'6" (3.96m x 3.20m)

Window to side. Fitted wardrobes.









### Shower Room

9'8" x 6'8" (2.95m x 2.03m)

Refurbished in recent times. Tiled floor. Part tiled walls. Modern walk-in double shower with glazed screen. Wash hand basin. Low level w.c. Ceiling timbers. Tiled floor.

### Outside

Set in beautiful landscaped gardens of approximately half an acre. Sculptured lawns, large feature pond with footbridge, waterfall, canal style waterway and rockery. Flower beds and borders. Mature shrubs and trees. Summerhouse, Greenhouses and Shed. Covered storage area. Expansive concrete driveway with parking for numerous cars. Three garages (One Double and Two Single). The garden is predominantly enclosed by mature hedging.

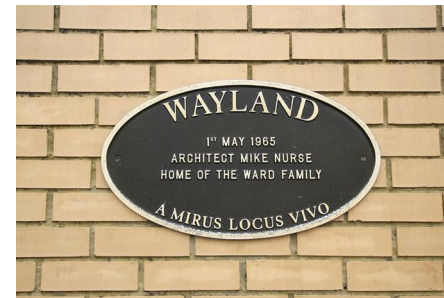
### Additional Information

Services: Oil Fired Central Heating. Mains Electric. Septic Tank.

Tenure: Freehold

EPC: G

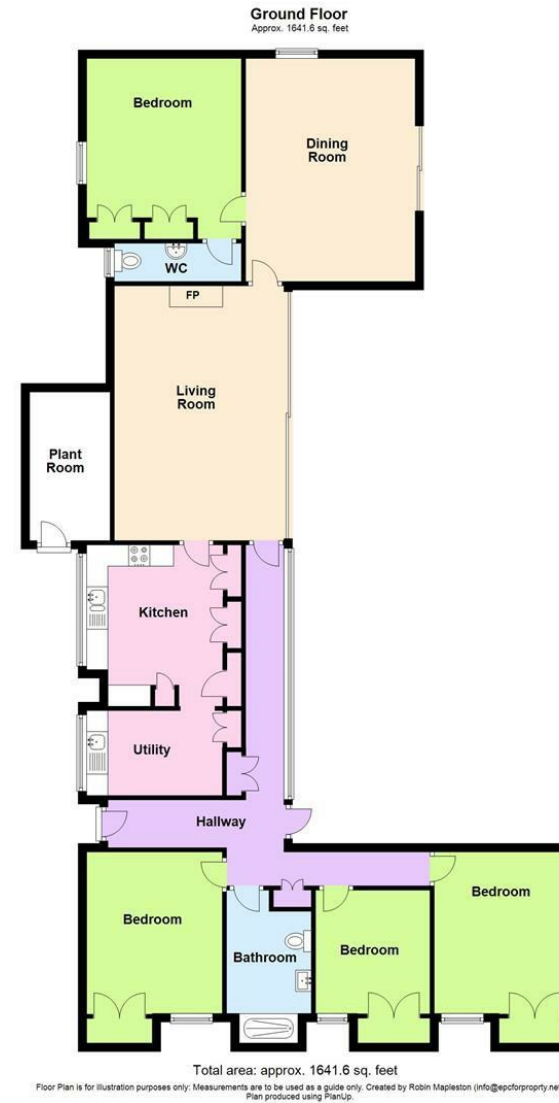
Council Tax: Band E - West Lindsey







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>67</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>16</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.