

## Main Street, Ashby De La Launde, Lincoln, LN4 3JG



Asking Price £190,000 Freehold



No chain on this property which is situated in a small village with easy access to Lincoln and Sleaford and has open rear views over fields.

Viewing is a must to appreciate the size of accommodation and plot on offer. The accommodation comprises of Lounge, Dining Area, Kitchen, Three Double Bedrooms, Bathroom, Car Port and Garage with front and rear garden areas.

The property has oil fired central heating and water. EPC rating - TBC and Council Tax Band C.

# BELVOIR!

Belvoir Sales and Lettings- Sleaford  
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

## Accommodation

The accommodation is entered through a wooden part glazed door into the hallway area.

## Hallway

An open hallway leading into the dining area, with an airing cupboard housing the hot water tank.

## Lounge

18'2" x 10'6"



Having a stone fireplace with wooden mantel and archway through to the dining area.

## Dining Area

14'11" x 9'1"



This room opens up into the hallway through an arch.

## Kitchen

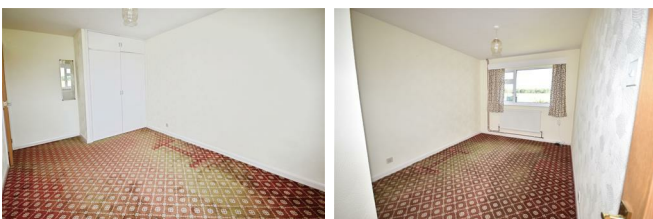
11'9" x 8'11"



Having a range of wall and base units with worktop over, stainless sink with mixer tap, free standing electric cooker and vinyl flooring.

## Bedroom One

14'4" x 8'11"



Having a double built in wardrobe.

## Bedroom Two

11'1" x 9'1"



## Bedroom Three

12'0" x 10'0"



Having a double built in wardrobe, loft access and TV aerial.

## Bathroom



Having a walk in mains fed shower, pedestal wash hand basin, W.C., fully tiled walls, vinyl flooring and extractor fan.

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## Garage

Having an up and over door, lighting, electric, oil fired central heating boiler and electric consumer unit.

## Outside Front



To the front of the property is a large L shaped slabbed area leading to the front door, outside tap, a concrete driveway leading to the carport, garage and side entrance door.

## Outside Rear



This garden has open views over fields, a shed and the oil tank.

## Open Views



## Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

## Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY

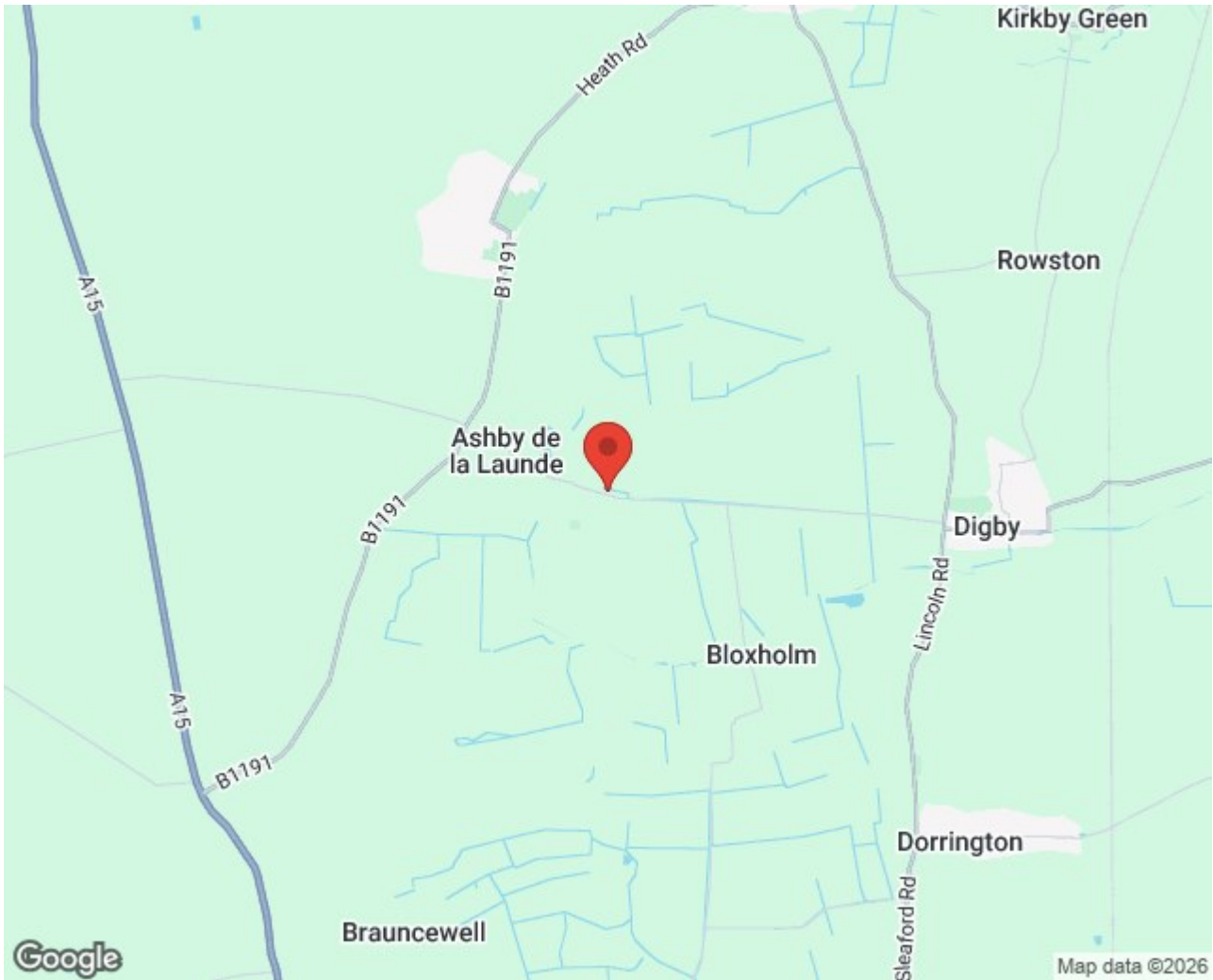
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### Ground Floor

Approx. 94.5 sq. metres (1016.7 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)



### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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