

24 The Meadows

Langworth, LN3 5BZ

Book a Viewing!

£230,000

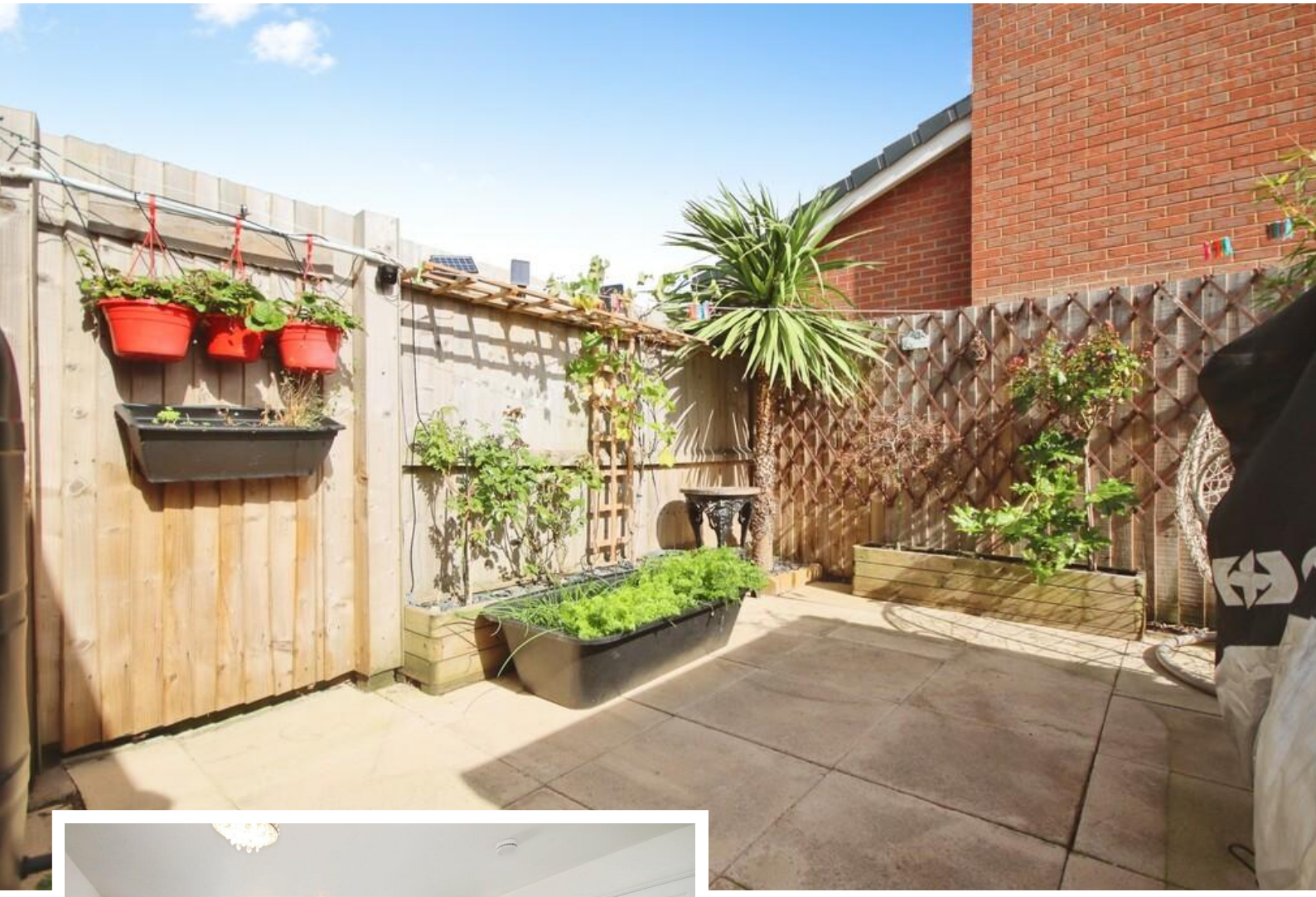
A spacious and modern Four Bedroom Town House, offering over 1,100 sq ft of accommodation arranged across three floors. The property provides four genuine double bedrooms, two bathrooms, a modern fitted kitchen, generous open plan lounge/dining space and a useful conservatory, making this an excellent choice for families looking for flexible and well proportioned accommodation.

The property also benefits from a shared ground source heat pump system, helping provide an efficient heating solution, together with two allocated parking spaces, a low maintenance rear garden and access to a shared meadow with attractive open field views.





24 The Meadows, Langworth, LN3 5BZ







LOCATION

The Meadows is situated within the popular village of Langworth, offering a peaceful semi-rural setting whilst remaining conveniently positioned for access to Lincoln and the surrounding area. The village is well placed for transport links connecting towards Lincoln, Market Rasen and Horncastle, making it an appealing location for commuters and families alike.

The property is also just a short drive from Lincolnshire Wildlife Park, while Lincoln city centre is readily accessible for a comprehensive range of shopping, leisure, dining and cultural facilities. The combination of village surroundings, countryside views and convenient road connections provides an attractive balance between rural living and accessibility.

ACCOMMODATION

ENTRANCE HALL

With laminate flooring, radiator, access to the principal ground floor accommodation, stairs rising to the first floor and downstairs wc.

CLOAKROOM/WC

Ground floor cloakroom fitted with WC and wash hand basin, radiator and extractor.









KITCHEN
8' 11" x 8' (2.72m x 2.44m) A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces and tiled splashbacks. Features include a Belfast style sink, induction hob with extractor over, eye-level oven and grill, integrated dishwasher and spaces for an American style fridge freezer and washing machine. The kitchen benefits from tiled flooring, radiator and UPVC double glazed window to the front aspect, with the space flowing directly into the lounge/dining area.

LOUNGE/DINER
16' 3" x 14' 10" (4.95m x 4.52m) A generous additional reception space with radiator, UPVC French doors leading into the conservatory and useful built-in storage beneath the stairs. The open plan layout provides an excellent sociable space, flowing naturally through to the kitchen.

CONSERVATORY
9' 6" x 6' 3" (2.9m x 1.91m) A versatile additional reception room, fully glazed with UPVC windows and French doors leading out onto the rear garden. There is also a further door providing access back into the main house.

FIRST FLOOR LANDING
Providing access to two double bedrooms and the main family bathroom, with radiator and stairs continuing to the second floor.

BEDROOM 3
14' 10" x 9' 4 max" (4.52m x 2.84m) A further genuine double bedroom with two UPVC double glazed windows to the front aspect and radiator. The generous proportions also make this room particularly versatile, with ample space to be used as a home office, dressing room or guest bedroom if preferred.

BEDROOM 4
14' 10" x 8' 10" (4.52m x 2.69m) A spacious double bedroom with two UPVC double glazed windows overlooking the rear aspect and radiator.

BATHROOM
A modern four piece bathroom suite comprising shower cubicle with mains shower, panelled bath with shower attachment, WC and wash hand basin with vanity storage. The room further benefits from a heated towel rail, tiled flooring, splashback tiling, mirrored storage, spotlights and extractor.

SECOND FLOOR LANDING
Providing access to the two further double bedrooms, shower room and additional loft access.

BEDROOM 1
14' 10" x 12' 4 max" (4.52m x 3.76m) A spacious double bedroom with UPVC double glazed window overlooking the front aspect and radiator.

BEDROOM 2
10' 3" x 8' 2" (3.12m x 2.49m) A further double bedroom with velux style window overlooking the rear aspect, radiator and useful eaves storage cupboard.







Total area: approx. 106.9 sq. metres (1150.6 sq. feet)

SHOWER ROOM
Modern shower room fitted with WC, wash hand basin, heated towel rail and shower cubicle with mains shower. Further features include splashback tiling, extractor, velux style window to the rear aspect and lino flooring.

OUTSIDE
To the rear of the property there is a low maintenance garden, laid predominantly to patio slabs and providing an excellent space for outdoor seating and entertaining. The garden also benefits from a garden shed and pedestrian access.
The property has two allocated parking spaces and further benefits from access to a shared meadow, providing an attractive open aspect and views across the surrounding countryside.

SERVICE CHARGE
Annual Service Charge Amount - £350.00

Service Charge Reviewed - Annually in TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
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1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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The Property Ombudsman