

NEWTON FALLOWELL

Park House, Langrick Road, New York - LN4 4YD

£330,000

Park House, Langrick Road

New York, Lincoln

DETACHED HOUSE ON A GENEROUS 0.34-ACRE PLOT (SUBJECT TO SURVEY)

A spacious detached house enjoying a semi-rural village setting with over 1,300 square feet of accommodation full of character. Comprising: an entrance hall, lounge/diner, conservatory, breakfast kitchen, study, rear lobby, utility/shower room and separate WC to the ground floor, with three bedrooms and a family bathroom with separate shower to the first floor.

Outside, the property boasts ample off-road parking and hardstanding, a detached tandem double garage, plus a substantial twin-bay open-fronted cart shed with adjoining workshop, ideal for storage, hobbies or practical workspace. Patio and seating areas complement the lawned garden, providing plenty of space to enjoy the outdoors.

Situated in the small rural hamlet of New York, Lincolnshire, the property offers a peaceful countryside setting, with a village hall providing a local community hub and with the market town of Boston being around 12 miles away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

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ACCOMMODATION
Open porch with part glazed front entrance door through to the:

ENTRANCE HALL
With small pane glazed door to the:

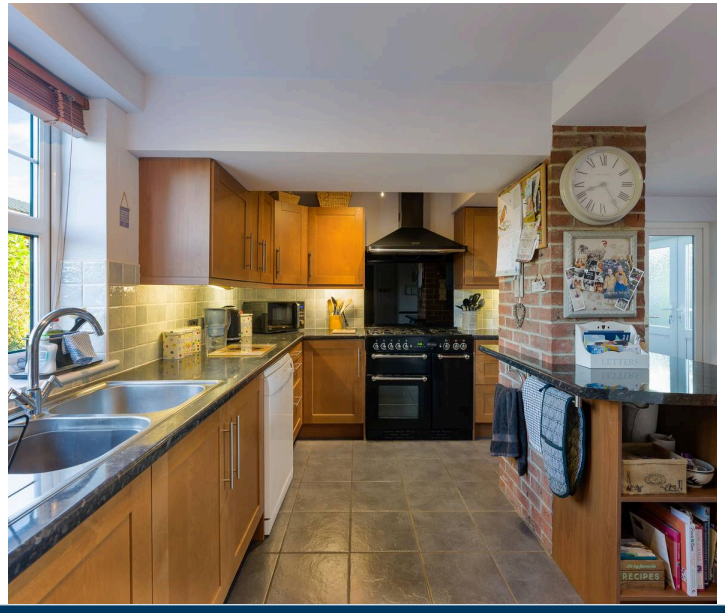
LOUNGE/DINER
23' 8" x 13' 0" (7.22m x 3.95m)
Having windows to front & side elevations, feature beams to ceiling, two radiators, wood effect flooring to dining area, door to staircase rising to first floor, understairs storage cupboard and open fireplace with marble back & hearth and wooden surround. French doors to the:

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CONSERVATORY
10' 8" x 8' 1" (3.26m x 2.46m)
Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden and tiled floor.

BREAKFAST KITCHEN
16' 2" x 14' 10" (4.94m x 4.52m)
Having windows to both side elevations, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: double bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers & space for dishwasher under, cupboards over, tall unit to side. Work surface return with space for range style cooker, cupboards & drawers under, cupboards & extractor over. Further work surface with cupboards & drawers under, space for upright fridge/freezer to side. Further work surface with shelving under. French doors to the:







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REAR LOBBY
Having window & part glazed door to side elevation, tile effect flooring and storage cupboard.

STUDY
8' 4" x 8' 6" (2.54m x 2.60m)
Having window to rear elevation and radiator.

UTILITY/SHOWER ROOM
9' 1" x 6' 11" (2.78m x 2.11m)
Having window to rear elevation, tiled floor, work surface with inset stainless steel sink & drainer, cupboards under, space & plumbing for automatic washing machine & tumble dryer, wall mounted cupboard, oil fired boiler providing for both domestic hot water & heating and fully tiled shower enclosure with electric shower fitting.

SEPARATE WC
Having window to side elevation and low level WC.

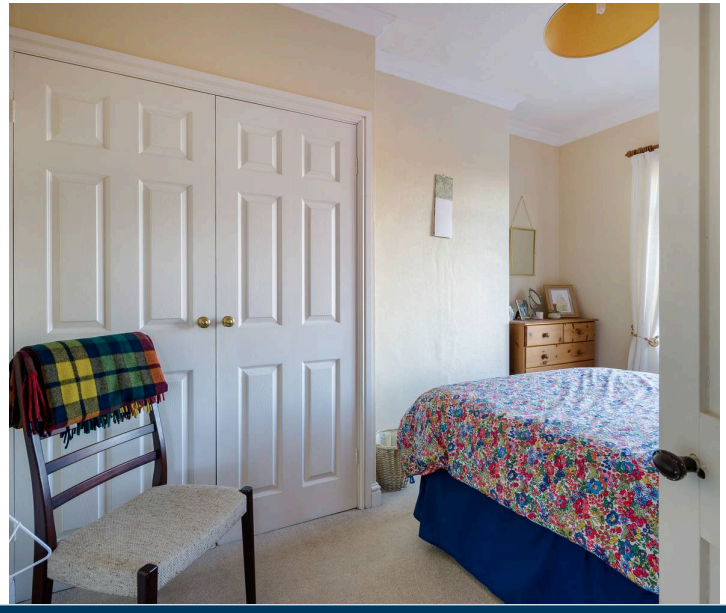
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FIRST FLOOR LANDING
Having window to side elevation, radiator and built-in cupboard.

BEDROOM ONE
12' 6" x 9' 1" (3.81m x 2.77m)
Having window to front elevation, coved ceiling, radiator and built-in wardrobe.







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BEDROOM TWO
12' 6" x 9' 6" (3.80m x 2.89m)
Having window to rear elevation and radiator.

BEDROOM THREE
8' 8" x 6' 4" (2.64m x 1.94m)
Having window to front elevation and radiator.

BATHROOM
8' 4" x 6' 11" (2.54m x 2.11m)
Having window to side elevation, radiator, wood effect flooring, mermaid board splashbacks, shower enclosure with electric shower fitting, panelled bath, close coupled WC and pedestal hand basin.

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EXTERIOR
To the front of the property there is a large gravelled garden. A block paved driveway provides off-road parking and gated access leads down the side of the property to a further large gravelled area and a:

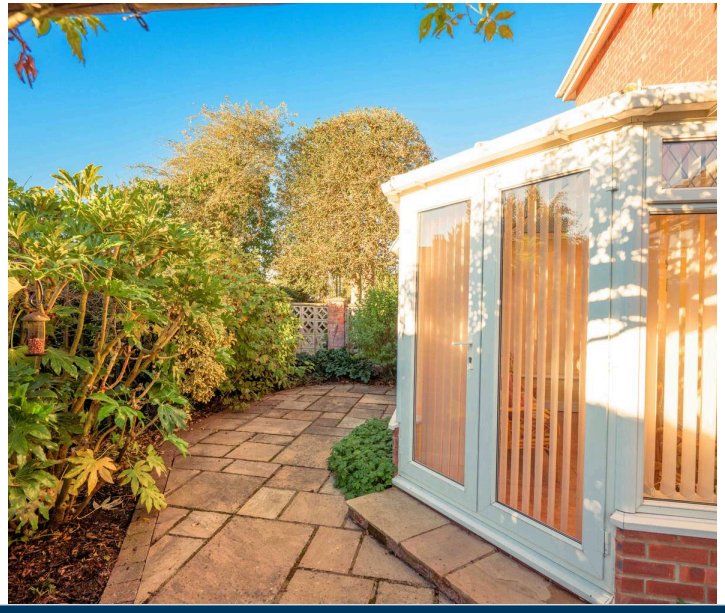
TWIN BAY OPEN FRONTED CART SHED
20' 4" x 19' 9" (6.21m x 6.02m)
Of timber construction with a concrete base and having an attached:

WORKSHOP
21' 3" x 13' 6" (6.47m x 4.11m)
Of timber construction with light & power.

DETACHED TANDEM DOUBLE GARAGE
23' 0" x 9' 3" (7.02m x 2.83m)
Of Brick & tile construction and having up-and-over door, side service door, light & power.

GARDENS
To the side of the property there is a large paved patio. To the side of the garage there is a paved area which leads to a lawned garden with established borders. To the far rear of the lawned garden there is a crazy paved area with an informal pond and a covered seating area.







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THE PLOT

The property occupies a plot of approximately 0.34 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity & water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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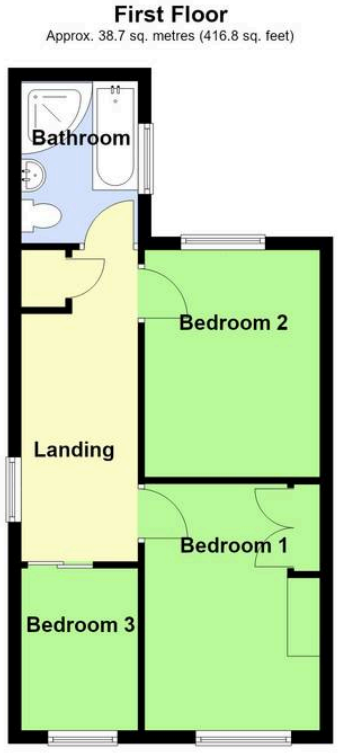


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Total area: approx. 122.0 sq. metres (1312.7 sq. feet)

Newton Fallowell Estate Agents

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