

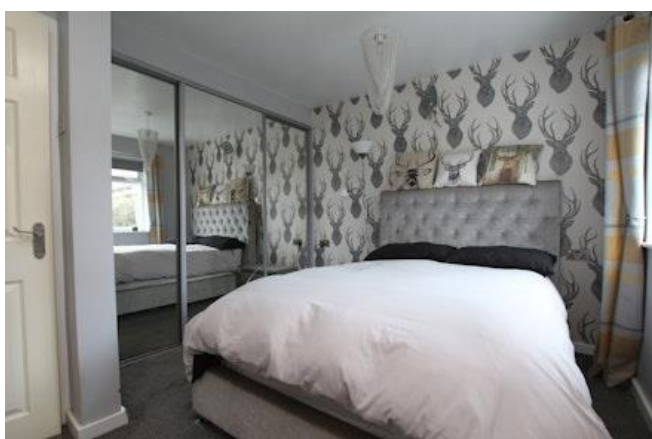


Barlings Lane, Langworth



£320,000

- Modern Bungalow
- Large Plot
- Garage & Driveway
- Two Bedrooms
- 25ft Kitchen Diner
- En-Suite and Shower Room
- Tenure: Freehold
- EPC Rating D



Well presented TWO BEDROOM Detached Bungalow located in the popular village of Langworth. Offering beautiful views and a short walk from the village centre. The property has been fully renovated by the current owner.

The accommodation on offer comprises Entrance Hall, Lounge, Kitchen Diner, Two Bedrooms with En-suite to the main, Family Bathroom and Conservatory. Externally the property offers a lawned garden and driveway with room for upto six cars Leading to a detached double garage. To the rear of the property there is an enclosed lawned garden with outbuildings and patio.

The property also benefits from Oil Fired Central Heating and uPVC Double Glazing throughout.

Lounge 13'4" x 11'10" (4.1m x 3.6m)

With bay window to the front and side aspect and radiator.

Dining Room 11'0" x 11'10" (3.4m x 3.6m)

With window to the side aspect.



Kitchen 25'6" x 8'8" (7.8m x 2.6m)

With window to the side aspect. Fitted with a range of base level storage units with worktops over, sink and drain unit, cooker and extractor unit and double french doors to the rear aspect of the property.

Bedroom One 11'2" x 9'5" (3.4m x 2.9m)

With bay window to the front aspect and radiator.

Bedroom Two 11'10" x 10'11" (3.6m x 3.3m)

With window to the side aspect, access to en-suite and radiator.

En Suite 7'6" x 7'10" (2.3m x 2.4m)

With white three-piece suite including bath c/w Mira power shower, low-level WC and pedestal hand wash basin with ceramic tiled flooring, also heated towel radiator and window to the rear aspect.

Shower Room 7'10" x 7'10" (2.4m x 2.4m)

With a window to the rear aspect, walk in double Mira power shower, low level WC, hand basin with grey lino effect flooring, eye level storage unit and heated towel rail.



Conservatory 12'8" x 8'8" (3.9m x 2.6m)

With windows to all aspect and french doors to the rear garden.

Garage 15'3" x 14'10" (4.6m x 4.5m)

With an electric roller door, power and lighting.

Outside

To the front aspect is a private gated driveway for multiple cars leading to the garage, enclosed lawn and access to the entrance door.

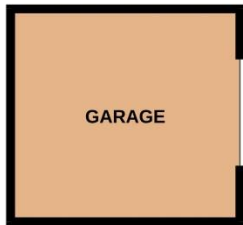
To the rear aspect is a lawned garden with mature shrubs.

Agents Note

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GARAGE
215 sq.ft. (20.0 sq.m.) approx.



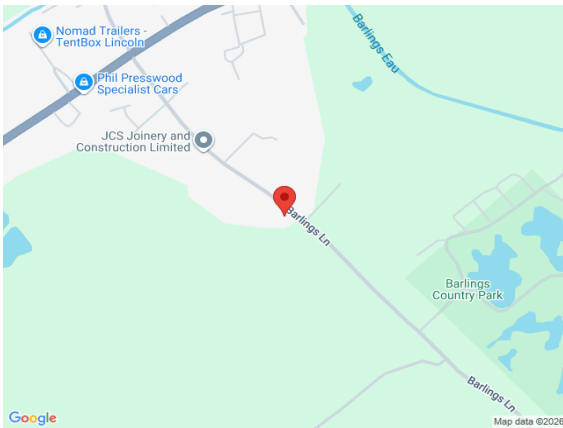
GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



MILL HAVEN BARLINGS LANE, LANGWORTH, LN3 5DF

TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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