



**Chiltern, Scothern Lane,
Langworth, LN3 5BH**

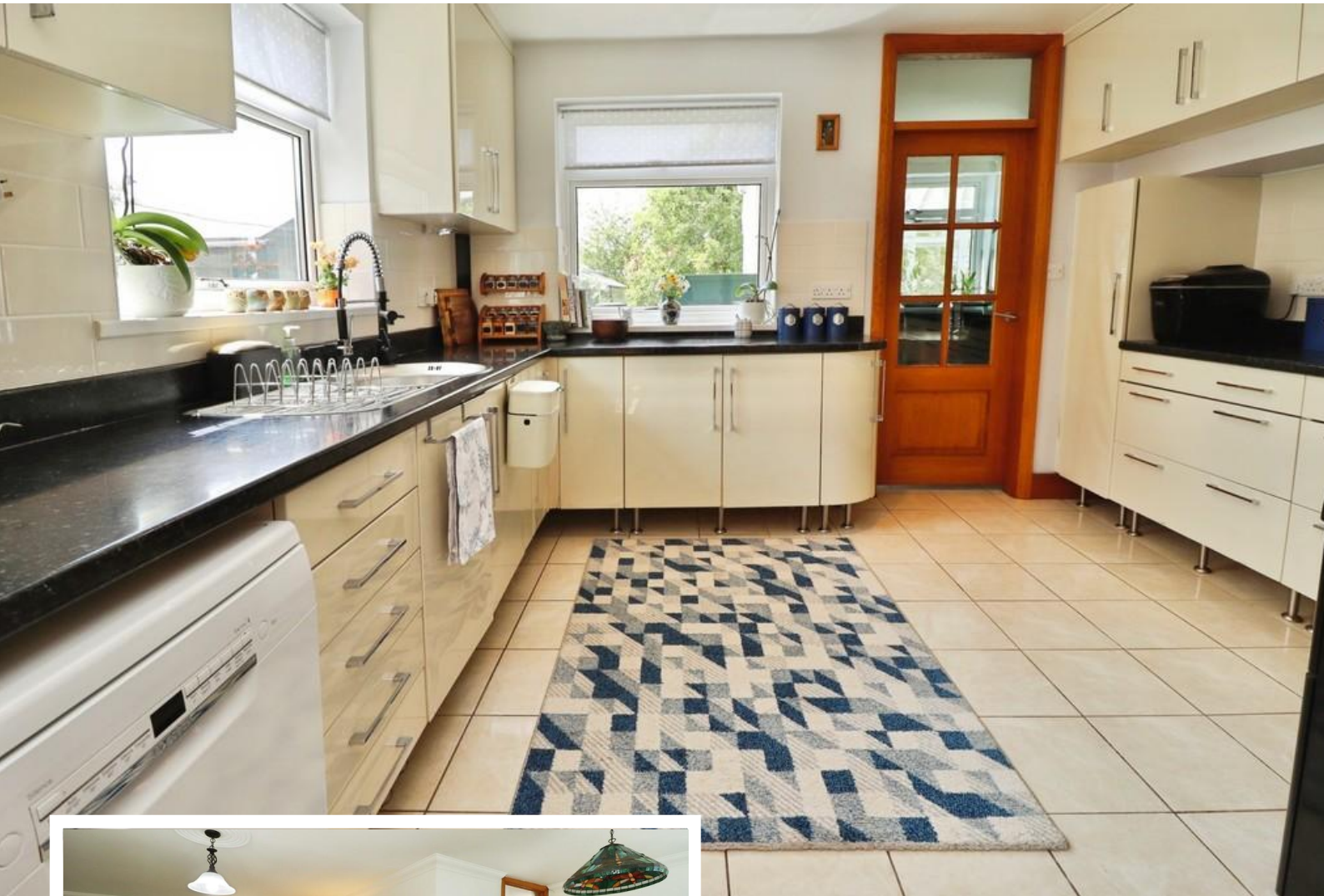


Book a Viewing!

£395,000

An exceptional four double bedroom detached chalet style house, occupying a stunning non estate plot of approximately 0.57 acres (STS), offering spacious and highly versatile living accommodation. Beautifully extended and updated to a high standard, the property briefly comprises a welcoming Entrance Hall, Cloakroom/WC, generous Lounge/Diner, Conservatory, fitted Kitchen, Inner Hallway, two ground floor Double Bedrooms and a Bathroom. To the first floor, a spacious Landing provides access to two further Double Bedrooms, a useful Laundry Room and a Family Bathroom. Externally, the property is approached via an extensive driveway providing ample off-street parking and access to the Double Garage. The beautifully maintained wrap around gardens are a particular feature, offering a peaceful and private setting with generous lawned areas, vegetable plots and an array of mature fruit trees, creating an idyllic outdoor space to enjoy. Early viewing of this property is highly recommended.





LOCATION

Langworth is a village located on the A158 which provides quick and easy access to the historic City of Lincoln, the Market Town of Market Rasen and Wragby. There are good primary and secondary schools in the region and a bus service runs through the village to Lincoln, Wragby, Market Rasen, Horncastle, Louth and out to the East Coast.

ACCOMMODATION

ENTRANCE HALL

With tiled flooring, radiator, solid oak door and frame .

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled walls, radiator, double glazed window to the front aspect, solid oak door and frame.

LOUNGE/DINER

17' 11" x 19' 3" (5.48m x 5.87m) With log burner set within a feature fireplace, tiled flooring, double glazed windows to the side and rear aspects, double doors to the conservatory, two radiators, solid oak door and frame.

CONSERVATORY

17' 10" x 15' 6" (5.46m x 4.74m) With log burner, tiled flooring, double glazed French doors to the rear garden, doors to both side aspects, ceiling fan , solid oak door and frame.



INNER HALLWAY

With staircase to the first floor, double glazed window to the front aspect, tiled flooring, radiator, solid oak doors and frames.

KITCHEN

16' 9" x 12' 5" (5.12m x 3.81m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker, dishwasher and fridge freezer, tiled flooring and splashbacks, radiator, pantry storage cupboard, three double glazed windows to the side and rear aspects, door to the garden and internal solid oak door and frame.

BEDROOM 3

13' 7" x 10' 5" (4.15m x 3.18m) With double glazed window to the rear aspect, tiled flooring, radiator, solid oak door and frame.



BEDROOM 4

12' 5" x 9' 11" (3.79m x 3.04m) With double glazed window to the front aspect, tiled flooring, radiator, solid oak door and frame.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, shower cubicle and wash hand basin in a vanity style unit, chrome towel radiator, tiled walls and flooring, double glazed window to the front aspect, solid oak door and frame.

FIRST FLOOR LANDING

With Velux window, solid oak flooring, radiator, solid oak door and frame.



BEDROOM 1

16' 7" x 13' 2" (5.07m x 4.03m) With Velux windows to the front and rear aspects, solid oak flooring, radiator, solid oak door and frame.

BEDROOM 2

16' 7" x 14' 2" (5.07m x 4.34m) With Velux windows to the front and rear aspects, solid oak flooring, radiator, solid oak door and frame.

LAUNDRY ROOM

12' 3" x 6' 8" (3.75m x 2.04m) With Velux windows to the side aspects, storage cupboard, solid oak flooring, radiator, solid oak door and frame.



BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, laminate flooring, Velux window to the front aspect, solid oak door and frame.



OUTSIDE

The property sits on a large none estate plot of approximately 0.57 acres (STS). To the front there is a large driveway providing ample off-street parking for multiple vehicles and access to the double garage. The garage has twin up-and-over doors to the front, side personnel door, light and power. To the rear of the garage there is a utility room with plumbing for washing machine, light and power.

The gardens extend to the side and rear and are a true highlight of the property. They are made up from extensive areas of lawns, patio and gravelled seating areas, mature shrubs, flowerbeds, numerous ponds, sheds and greenhouse.

In the greenhouse there are mature grape vines and within the gardens the types of fruit trees include different varieties of Apple, Pear, Plum, Cherry, Peach, Quince, and Olive, as well as a mature strawberry patch and other berries, including blueberries, black currants, red currants, raspberries, and Gooseberries.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Oil central heating. Fully owned solar system with Tesla 2 Battery & Feed in Tarrif.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

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](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

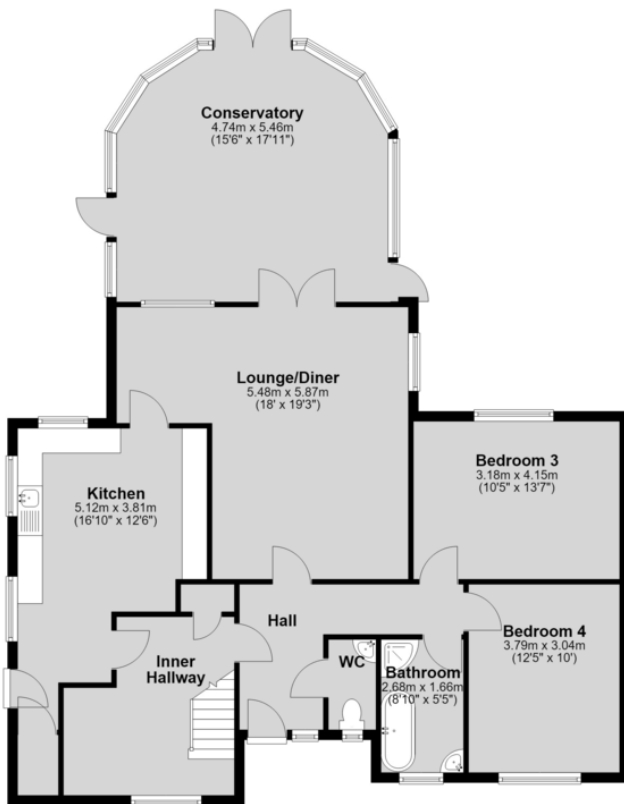
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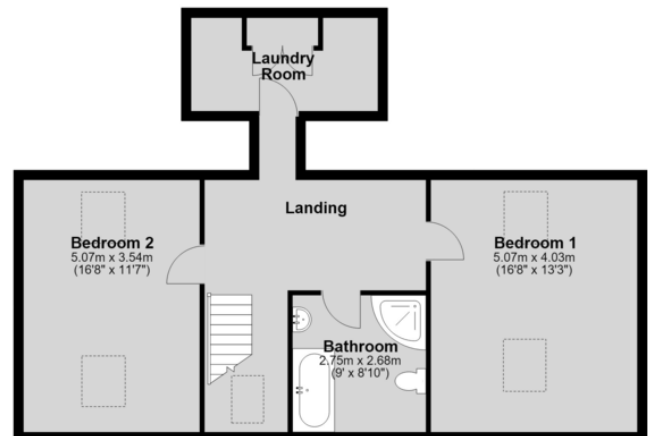
Ground Floor

Approx. 125.4 sq. metres (1350.3 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



Total area: approx. 196.1 sq. metres (2110.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

