



## Two Limes, Station Road

Langworth, Lincoln, LN3 5BB



Book a Viewing!

**£270,000**

An extended and significantly improved Three Bedroom Detached Bungalow, ideally positioned in the heart of the popular village of Langworth. The property offers well presented and thoughtfully arranged accommodation comprising of a Porch, Entrance Hall, spacious Lounge and a stylish Kitchen Diner which is flooded with natural light and truly forms the heart of the home, complete with integrated appliances. There are Three well proportioned Bedrooms, including a generous Master Bedroom with En-suite Shower Room and a modern Family Shower Room. Externally, the property benefits from an attractive front garden, an extensive driveway providing ample off street parking, a double garage, additional carport/caravan storage and a private enclosed rear garden ideal for relaxation and entertaining. The bungalow further benefits from solar panels and battery storage, enhancing energy efficiency. Early viewing is highly recommended to fully appreciate all the property has to offer.





**SERVICES**

Electric, water and sewerage mains services available.  
Electric central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**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

### PORCH

### ENTRANCE HALL

With radiator.

### LOUNGE

19' 9" x 10' 10" (6.02m x 3.32m) With double glazed bow window to the front aspect, double glazed French doors leading to the decked seating area and rear garden, log burner set within a stone fireplace and two radiators.

### KITCHEN/DINER

19' 1 (max)" x 17' 7 (max)" (5.82m x 5.36m) Extended and refitted with a modern range of wall and base units with work surfaces over, 1 ½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, washing machine, tumble dryer, eye level electric oven, electric hob, tiled splashbacks and flooring, radiator, spotlights, five double glazed windows to the front, side and rear aspects and door to the side aspect.

### BEDROOM 1

14' 2" x 11' 1" (4.34m x 3.38m) With double glazed window to the rear aspect, double glazed door leading to the decked seating area and garden, fitted wardrobes and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of a shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, part tiled walls, tiled flooring, radiator and double glazed window to the rear aspect.

### BEDROOM 2

12' 5" x 7' 8" (3.79m x 2.35 m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

10' 8" x 7' 10" (3.27m x 2.40m) With double glazed window to the front aspect and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of a double shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, part tiled walls, tiled flooring, chrome towel radiator and internal double glazed window to the rear aspect.

### OUTSIDE

The property sits on a pleasant plot with lawned garden to the front set behind privacy hedging. There is an extensive driveway to the side property providing ample off street parking for multiple vehicles. The property also benefits from a detached double garage with attached carport/caravan storage. The garage has twin up-and-over doors, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with decked seating area, patio seating area, mature shrubs, greenhouse and outside power sockets.





#### 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](http://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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, I Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### 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 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England No. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



#### Ground Floor

Approx. 134.8 sq. metres (1450.5 sq. feet)



Total area: approx. 134.8 sq. metres (1450.5 sq. feet)

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.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888