

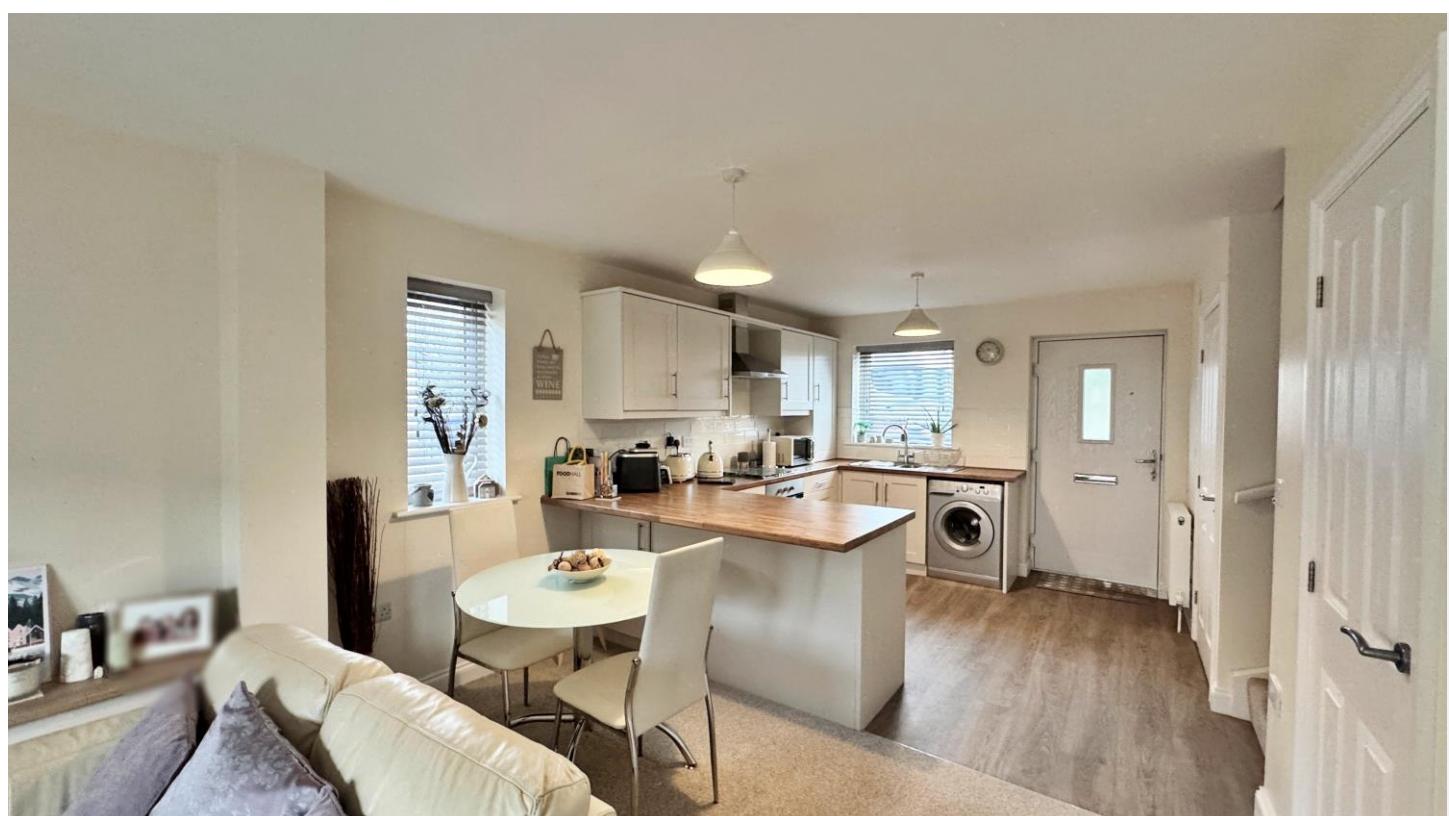


- No Onward Chain
- Modern End Terrace House
- 2 Double Bedrooms
- Open Plan Living
- Ground Floor WC
- Landscaped Garden
- Allocated Parking
- EPC Rating: 87B

Main Road, Langworth, LN3 5BJ
£167,500



Starkey & Brown are proud to offer this beautifully presented modern terraced home, situated in the desirable semi-rural village of Langworth. Built in 2019 by Cherry Tree Homes and meticulously maintained by its sole owner, this property features stylish interiors and premium upgrades throughout. The ground floor boasts a spacious 25'10" open-plan living area finished with high-quality wood-effect laminate flooring and carpet. This versatile space includes a contemporary kitchen with integrated appliances, a dedicated dining area, and a convenient ground floor WC. Upstairs, the accommodation provides two generous double bedrooms served by a sleek three-piece family bathroom. The exterior features a low maintenance garden with patio area perfect for outdoor entertaining, as well as an allocated parking space to the rear. Environmentally conscious and efficient, the home is equipped with uPVC double glazing and a ground source heat pump resulting in an impressive EPC Rating of 87B. Located just 15 minutes from Lincoln city centre, Langworth offers a peaceful village lifestyle with excellent links to Wragby. This freehold property falls within Council Tax Band A and includes a maintenance fee of £165 per annum and a ground source heat pump fee of £75 per annum. To book a viewing or for further information, please contact Starkey & Brown. Council tax band: A. Freehold.



Open Plan Living

Composite front door entrance to the front aspect, a uPVC double-glazed window to the side and front aspect with French doors leading to the rear garden, 3 radiators, a storage cupboard housing the boiler and the ground source heat pump, partially laid to wood-effect flooring and carpet. Stairs rising to the first floor, access to a downstairs WC, and the kitchen area.

Kitchen Area

Built-in appliances, a consumer unit, counter worktops, sink and drainer unit.

Downstairs WC

Low-level WC, a pedestal hand wash basin unit, and a radiator.

First Floor Landing

Access to bedrooms and the bathroom. Loft - pull down ladder and insulation.

Bedroom 1

9' 1" x 13' 7" (2.77m x 4.14m)

Having 2 uPVC double-glazed windows to the rear aspect and a radiator.

Bedroom 2

9' 5" max x 13' 7" max (2.87m x 4.14m)

Having 2 uPVC double-glazed windows to the front aspect, a radiator, and a storage cupboard with a clothes rail.

Bathroom

6' 8" x 6' 10" (2.03m x 2.08m)

Three-piece suite comprising a panelled bath with a showerhead over and tiled surround, a low-level WC, a pedestal hand wash basin unit, an extractor unit, a chrome heated towel rail, and vinyl flooring.

Outside Rear

Enclosed low-maintenance garden, gravelled and paved. Fenced and walled perimeter. One allocated parking space.

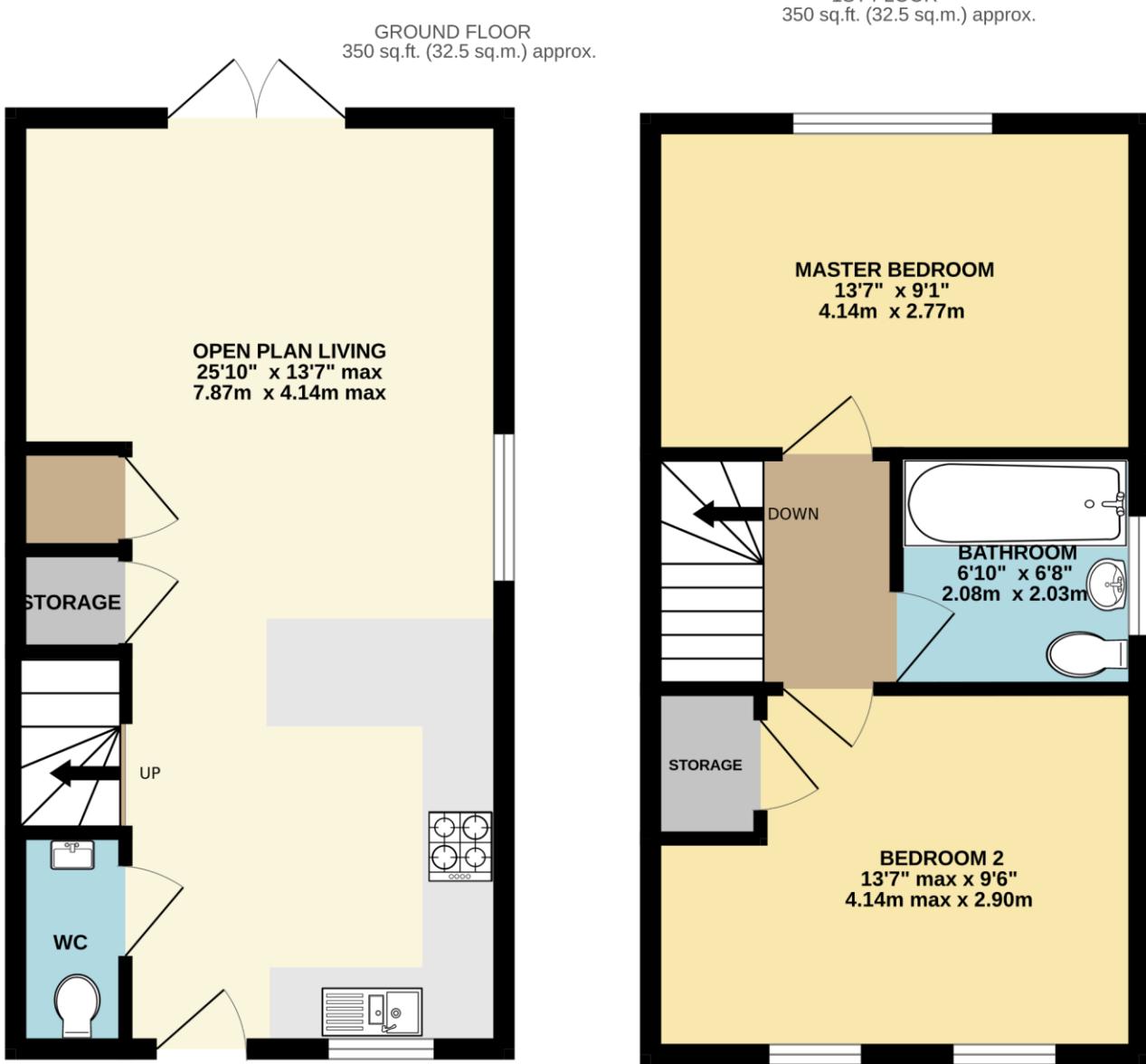
Outside Front & Parking

Dwarfed walled perimeter, space, and storage for bins and utility meters.

Agents Note 1

Service charge payable of £165 per annum and a ground source heat pump charge of £75 per annum.





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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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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