



- Detached Family Residence
- 4 Bedrooms & 2 Bathrooms
- Modern Kitchen Diner
- Lounge & Utility Room

- Approx 167 sq ft
- Garden Backing Onto Fields
- Double Garage
- Extensive Driveway Parking

Station Road, Langworth, LN3 5BB
£365,000





This exceptional four-bedroom detached property offers a rare opportunity to acquire a spacious family home in the desirable village of Langworth. Set well back from the road on a generous plot, the home welcomes you with an extensive block-paved driveway providing parking for multiple vehicles, alongside access to a practical double garage. Step inside a welcoming entrance hall that instantly showcases the quality interiors. The ground floor layout features an impressive 23'11 lounge, a dedicated utility room, a downstairs WC, and a contemporary kitchen-diner fully equipped with a range of integrated appliances. Upstairs, the first floor boasts four well-proportioned bedrooms, three of which benefit from convenient built-in wardrobes. The principal bedroom enjoys its own private en-suite shower room, complementing the modern family bathroom. Externally, the property continues to impress with an expansive rear garden, thoughtfully split between a large decking area, perfect for entertaining guests, and a generous lawn ideal for children's play or gardening enthusiasts. Complete with oil central heating and uPVC double glazing throughout, this turn-key home is perfectly situated just a short 10-minute drive from Lincoln city centre. Langworth itself offers a charming village lifestyle with a regular bus service, a vibrant local village hall, and easy access to the scenic eastern Lincolnshire countryside and coast. Viewings are highly recommended. Council tax band: E. Tenure: Freehold. For further details or to arrange a viewing, please contact Starkey&Brown. Council tax band: E. Tenure: Freehold.



Entrance Hall

Having composite front door entry, radiator, access to lounge and kitchen diner.

Ground Floor WC

Having low level WC, radiator, vanity hand wash basin unit and tiled flooring.

Lounge

23' 11" x 12' 7" (7.28m x 3.83m)

Having uPVC double glazed bay window to front aspect, feature electric fireplace and sliding aluminium doors to rear aspect leading onto the rear garden.

Kitchen Diner

20' 5" x 15' 4" max (6.22m x 4.67m)

Having a range of recently fitted base and eye level units with counter worktops, space and plumbing for appliances, integral appliances such as a Neff hob with double oven, sink and drainer unit, integral dishwasher, fridge freezer, French doors leading onto the rear garden, uPVC double glazed window to to rear and side aspects. Access into:

Utility Room

7' 10" x 9' 0" (2.39m x 2.74m)

Having downstairs WC, space and plumbing for white goods and external door to side aspect leading onto rear garden. Internal access to:

Double Garage

18' 0" x 19' 1" max (5.48m x 5.81m)

Having up and over door, power and lighting.

First Floor Landing

Having airing cupboard with hot water tank, loft access which is partially boarded, insulated and comes with pull down ladder.

Master Bedroom

18' 6" max x 9' 7" min (5.63m x 2.92m)

Having uPVC double glazed window to front and rear aspects, radiator, access to built-in wardrobe and access to:

En-Suite

5' 6" x 8' 5" (1.68m x 2.56m)

Having vanity hand wash basin unit and low level WC, rainfall shower cubicle, vertical radiator and uPVC double glazed obscured window to rear aspect.

Bedroom 2

18' 10" max x 11' 4" (5.74m x 3.45m)

Having uPVC double glazed window to side aspect, walk-in wardrobe and radiator.

Bedroom 3

9' 2" x 12' 11" (2.79m x 3.93m)

Having uPVC double glazed window to rear aspect, radiator and built-in wardrobe.

Bedroom 4

6' 6" x 7' 2" (1.98m x 2.18m)

Having uPVC double glazed window to front aspect and radiator.

Bathroom

8' 4" x 7' 8" (2.54m x 2.34m)

Having panelled bath with low level WC, vanity hand wash basin unit, shower cubicle with rainfall shower head, heated towel radiator and uPVC double glazed obscured window to rear aspect.

Outside Rear

Having enclosed garden with fenced perimeters being mostly laid to lawn with timber built decking area, timber built summer house, outside water source, power points and external oil tank.

Outside Front

To the front of the property there is a block paved driveway with parking for a minimum of 6 vehicles, turfed borders and is enclosed with fenced perimeters.





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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 vendors/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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