



Barlings Lane, Langworth

 4  2  2

Freehold

£450,000



## Key Features

- Unique Architect Designed Home by Mike Nurse
- Beautifully Landscaped Gardens
- Modernisation Needed
- Four Bedrooms
- One Double & Two Single Garages
- NO ONWARD CHAIN
- EPC rating G





Rare opportunity to purchase this one off Architect designed Detached Four Bedroom Bungalow. Originally built in the 1960's local Architect Mike Nurse and renovated in the 1990's. Situated just outside the village of Langworth and offers open countryside views. The property sits on just over half an acre and boasts large gardens with feature pond, rockery, water features and green house.

### Kitchen

11'4" x 9'2" (3.5m x 2.8m)

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, double electric oven, four ring electric hob with extractor over and space for fridge freezer.

### Utility Room

11'2" x 6'0" (3.4m x 1.8m)

Window to rear aspect and fitted with base units with worktop over, sink with drainer and space and plumbing for washing machine.



The accommodation comprises Entrance Hall, Kitchen, Utility, Living Room, Dining Room, Four Bedrooms with En-Suite to main, and Family Bathroom. The property further benefits from A double garage and two single garages, parking for upto six cars and is being sold with NO ONWARD CHAIN.

### Bedroom One

14'0" x 12'0" (4.3m x 3.7m)

Windows to rear aspect, fitted wardrobes and radiator.

### En-Suite

Window to rear aspect and fitted with low level WC, wash hand basin and radiator.



### Entrance Hall

Sliding glass door to front aspect and external door to rear aspect.

### Bedroom Two

13'2" x 10'6" (4m x 3.2m)

Window to side aspect, fitted wardrobe and radiator.

### Living Room

20'0" x 12'2" (6.1m x 3.7m)

Floor to ceiling windows and patio door to front aspect, multi fuel stove in a decorative fireplace and radiator.

### Bedroom Three

10'0" x 8'6" (3m x 2.6m)

Window to rear aspect and radiator.

### Dining Room

17'4" x 12'10" (5.3m x 3.9m)

Floor to ceiling windows and patio door to front aspect and beamed ceilings.

### Bedroom Four

13'0" x 10'6" (4m x 3.2m)

Window to rear aspect and radiator.

### Shower Room



9'8" x 6'8" (2.9m x 2m)

Sky light and fitted with walk in shower, wash hand basin, low level WC, extractor and radiator.

### Outside

Beautifully landscaped gardens sat on just over half an acre, with feature pond, rockery, water feature and greenhouse. Three Garages and ample parking.

### Agents Note

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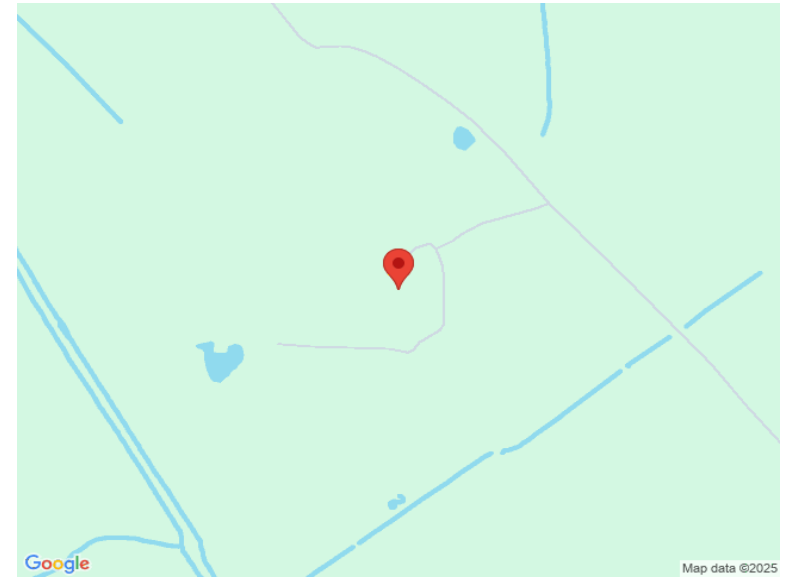




# Floorplan



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		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	16 G	



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