



- Semi-Detached Family Home
- Living Room With Log Burner
- Driveway For Multiple Vehicles
- Quiet Village Location
- Fully Refurbished Throughout
- En-Suite To Master Bedroom
- Modern Kitchen/Diner
- Tranquil Rear Garden

Newport Farm Close, North Carlton, LN1 2GN
£270,000





Starkey&Brown is delighted to offer for sale this well-presented three-bedroom semi-detached property on Newport Farm Close in the semi-rural village of North Carlton. The property offers comfortable and bright living throughout, making it an ideal purchase for families or those who enjoy a semi-rural village. Accommodation briefly comprises a welcoming entrance hall leading into a bright and inviting lounge featuring a log burner with French doors leading to the rear garden. The kitchen diner forms the heart of the home, providing ample space for both cooking and dining. Completing the ground floor is a WC. Rising to the first floor, there are three bedrooms. The master bedroom benefitting from its own en-suite shower room, alongside a family bathroom. Externally, the property enjoys a private rear garden offering a pleasant space for entertaining. To the front of the property, there is convenient off- street parking. Further benefits of the property include uPVC double-glazing throughout and oil central heating. The property has been refurbished in the last two years and has been kept to a good standard. Viewing is highly recommended to appreciate the property's size and condition being offered for sale. North Carlton is located 5 miles north of Lincoln. Nearby amenities can be found in the neighbouring villages and include green spaces and nearby countryside walks. Council tax band: B. Freehold.



uPVC composite door leading to: Entrance Hall

Tiled flooring, a radiator, a staircase rising to the first floor, an understairs storage cupboard, and LED lighting. Access to:

Lounge

11' 7" x 20' 2" (3.53m x 6.14m)

A uPVC double-glazed window to the front aspect, carpeted, two radiators, a log burner set into a brick fireplace, a coved ceiling, and French doors leading to the rear.

Kitchen Diner

14' 10" x 11' 9" (4.52m x 3.58m)

Kitchen Area

A range of base and wall units with countertops, an integrated fridge freezer, an integrated dishwasher, an electric oven with 4-ring electric hob with an overhead extractor fan, a stainless steel sink with mixer tap, space and plumbing for a washing machine, an oil boiler, a uPVC double-glazed window to the rear, and tiled flooring.

Dining Area

A uPVC door leading to the rear, space for a dining table, tiled flooring, and a radiator.

Downstairs WC

Low-level WC, a wash hand basin with understorage, tiled flooring, a radiator, a frosted double-glazed window to the front aspect, and a fuse board.

First Floor Landing

Double height window, a radiator, carpeted, an airing cupboard housing a hot water tank and shelving, a radiator, and loft access - partly boarded.

Master Bedroom

11' 2" x 20' 2" (3.40m x 6.14m)

Having a uPVC double-glazed window to the front aspect and a uPVC double-glazed window to the rear aspect, carpeted, and 2 radiators. Access to:

En-Suite

Three-piece suite comprising low-level WC, a wash hand basin, a walk-in shower cubicle with mermaid board, a frosted double-glazed window to the rear, laminate flooring, an extractor fan, LED lighting, and a radiator.

Bedroom 2

8' 9" x 10' 9" (2.66m x 3.27m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 3

8' 4" x 9' 1" (2.54m x 2.77m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Family Bathroom

Three-piece suite comprising a low-level WC, a wash hand basin with understorage, a panelled bath with overhead shower, a mermaid splashback board, a Velux window, LED lighting, laminate flooring, and an extractor fan.

Outside Front

Shared driveway with parking.

Outside Rear

Mostly laid to lawn with a patio seating area, outside tap, timber-built shed, and access to the side of the property.

Side

Oil tank and wood storage.

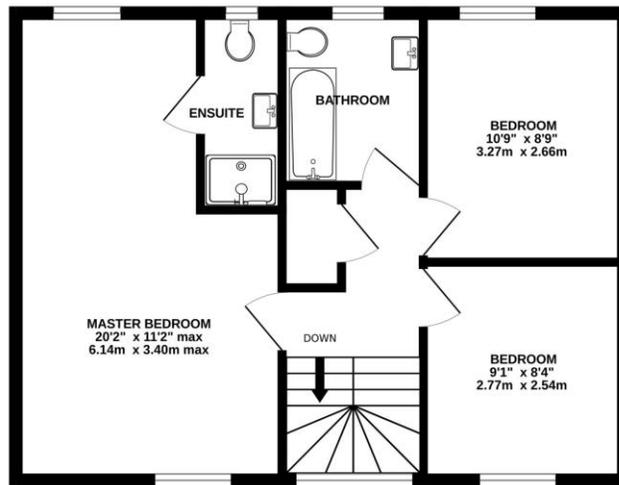
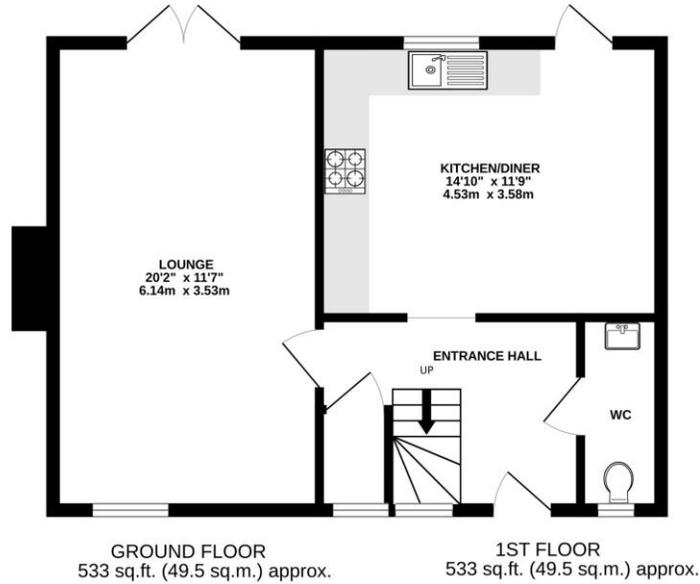
Agents Note

We have been informed by the seller. There is a maintenance charge of £15 pcm for the driveway and liability insurance.

Agents Note 1

Upgraded fuseboard in the last 2 years.





TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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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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 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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