



Belmont, Station Road

Langworth, Lincoln, LN3 5BB

£285,000

An opportunity to purchase a spacious detached dormer style house, situated on a generous sized plot, in a non-estate location within the village of Langworth. Located approximately 8 miles from the University and Cathedral City of Lincoln. Internally the property is in need of some modernisation but offers deceptively large living accommodation with a flexible layout and position to adapt the accommodation to a suitable buyers requirements. Currently the property comprises of Hallway, Lounge, Kitchen, Sitting Room, Conservatory, down stairs Bedroom and Bathroom, WC, Porch and Store Room. To the First Floor there is a Galleried Landing with double doors onto a large Balcony, Second Bedroom and a Shower Room. Outside the property is approached via a long driveway with a large lawned garden to the front. The driveway leads to a hardstanding area providing ample off road parking which also gives access to the Attached Double Garage. To the rear of the property there are lawned gardens with a range of mature plants, shrubs, trees, a garden shed and summer house. There are further gardens to the side of the property with a generous sized lawned gar dens and a range of mature shrubs and trees. Viewing of the property is essential to appreciate the spacious accommodation on offer and the plot on which it sits. Please be aware the current owners may be open to selling further garden land if required and more information is available upon request.





SERVICES

Mains Electricity, water and drainage. Oil Central Heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Travelling towards Langworth from Lincoln along the A158, proceed over the railway line and then the property can be located on the left hand side.

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

HALLWAY

LOUNGE

24' 2" x 13' 11" (7.37m x 4.24m)

KITCHEN

13' 11" x 10' 4" (4.24m x 3.15m)

SITTING ROOM

12' 1" x 11' 11" (3.68m x 3.63m)

BEDROOM

11' 11" x 11' 10" (3.63m x 3.61m)



BATHROOM

9' 6" x 6' 11" (2.9m x 2.11m)

CONSERVATORY

12' 9" x 12' 1" (3.89m x 3.68m)

PORCH

9' 2" x 7' 0" (2.79m x 2.13m)

STORE ROOM

7' 2" x 6' 7" (2.18m x 2.01m)

GALLERIED LANDING

14' 9" x 13' 3" (4.5m x 4.04m)



BEDROOM

15' 0" x 10' 7" (4.57m x 3.23m)

SHOWER ROOM

9' 9" x 5' 11" (2.97m x 1.8m)

OUTSIDE

NOTE – The plan is an approximation of the plot that is being sold and is to be confirmed with land registry





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

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 to one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Move with Us and Sills and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

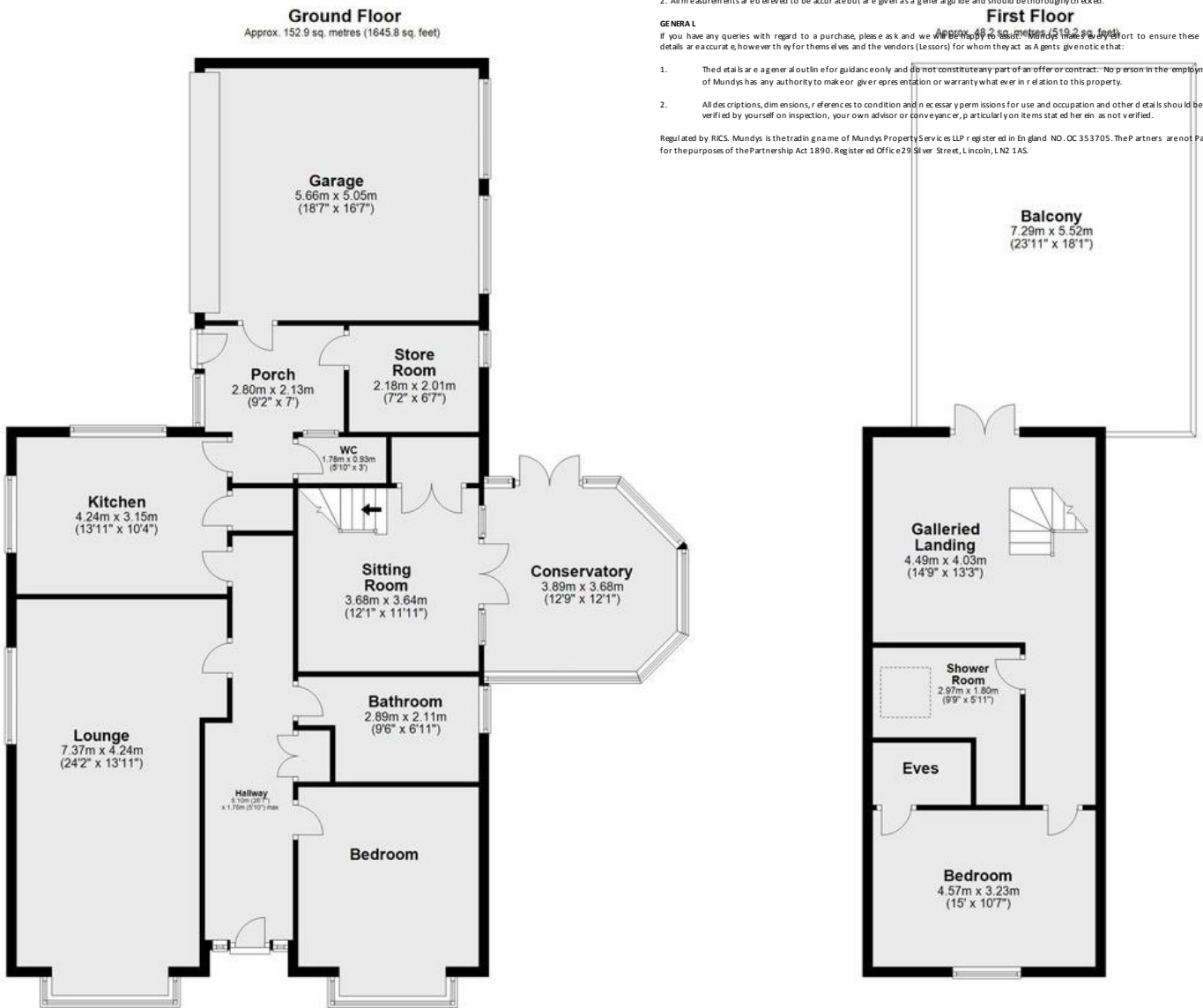
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys make every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given 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 whatsoever 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.

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Total area: approx. 201.1 sq. metres (2164.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

