



King & Co.
ESTATE AGENTS

2 HOOP LANE, LANGTON BY WRAGBY, LN8 5QB
£285,000





A renovated and extended semi rural home with far reaching countryside views.

Entered via UPVC door to;

ENTRANCE HALL

With stairs rising to first floor, coving, radiator and hardwood flooring.

FRONT ROOM

13' 6" x 10' 1" (4.14m x 3.08m) Having window to front elevation, wood burning stove flued to chimney, coving, radiator, hardwood flooring and double doors leading onto;

LOUNGE

15' 1" x 9' 2" (4.61m x 2.81m) With bi-fold doors to one wall framing the countryside views to the rear elevation, further window to front elevation, vaulted ceiling, radiator, hardwood flooring and door to;

BEDROOM 4 / STUDY

9' 6" x 9' 3" (2.90m x 2.83m) Offering soundproofing, vaulted ceiling, window to front elevation, UPVC door to side elevation allowing separate access into the property, radiator and hardwood flooring.



DINING KITCHEN

17' 1" x 11' 0" (5.21m x 3.36m) Boasting a comprehensive range of modern units including;

Stainless steel sink and drainer unit inset to work surface with a range of units both above and below including stainless steel oven and grill with extractor hood above. The work surface continues along the neighbouring wall with a further range of units above and below work surface level.

Also with; integral washing machine, space for dining table and chairs, walk-in Pantry, separate under-stairs storage cupboard, 8 flush ceiling down lights, radiator and vinyl flooring.

UTILITY ROOM

11' 9" x 6' 6" (3.60m x 2.00m narrowing to 1.57m)

Providing space for appliances, window to side elevation, UPVC door leading out to rear garden, radiator, tiled flooring and door to;

WC

With low level WC, pedestal wash hand basin and window to side elevation. The current owner intended to knock through to the adjacent garden store to create a wet room.

FIRST FLOOR LANDING

With access to loft space and exposed timber floor boards.



BEDROOM 1

11' 11" x 10' 1" (3.65m x 3.09m) Enjoying rural countryside views over neighbouring farmland, fitted wardrobe with hanging rail, 4 flush ceiling down lights, radiator and carpet.

BEDROOM 2

11' 1" x 10' 2" (3.39m x 3.12m overall) With views mired over neighbouring farmland, fitted wardrobe with hanging rail, radiator and carpet.

BEDROOM 3

10' 0" x 6' 11" (3.05m x 2.12m) Having window with a view to fields and front elevation, fitted over stairs storage cupboard with hanging rail, 2 flush ceiling down lights, radiator and carpet.

BATHROOM

8' 2" x 5' 6" (2.49m x 1.68m) With modern white suite including; panelled bath with chrome mixer tap and shower cradle, low level WC, pedestal wash hand basin, 4 flush ceiling down lights, radiator, appropriate wall tiling and exposed timber floor boards.





OUTSIDE

Enjoying a semi rural situation on Hoop Lane in Langton by Wragby, this extended and thoughtfully renovated family home is approached over a double timber five bar gate, allowing access to the gravel driveway which provides parking for approximately two vehicles whilst also having further double gates for hard standing storage. Adjacent is a prefabricated garage with open over door and further side pedestrian door.

Adjacent to the gravel driveway is separated via timber gate is an enclosed grass front garden with high-level timber fencing to boundaries.

The property enjoys a raised paved patio area, standing adjacent to the sitting room with its bifold doors to fully maximise the outdoor experience and alfresco dining. This leads onto a laid to lawn area with mid height hedging to boundaries helping to enjoy the countryside setting.

Also with; brick built garden store which stands adjacent to the internal cloakroom, modern external Worcester oil fired boiler (installed in January 2023) with modern oil tank close by.

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity and water are connected to the property. Central heating is provided to a radiator system from an oil fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

EPC rating D61

