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RUDGE HOUSE, BARLINGS LANE, LANGWORTH. LN3 5DF



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This is a genuinely delightful modern detached village residence, having the benefit of most attractive, substantial grounds of approximately 1 acre(sts) situated on the southern country fringe of Langworth. The accommodation comprises; Entrance Hall, Lounge, Dining Room, well appointed Breakfast Kitchen, substantial Conservatory with interior water feature; Laundry Room, Gallery Landing, Family Bathroom with En-suite Shower Room and three further Bedrooms. The property benefits from having LPG gas central heating.

The house stands well back within its grounds and has very well presented sheltered front gardens and driveway providing ample parking as well as room for standing a caravan. The large mature rear garden is well tended with tall hedging ensuring good privacy; a sweeping lawn with a large pond water feature, vegetable and fruit garden and a wide range of trees.

Langworth stands on the A158 which provides quick and easy access to the historic City of Lincoln with its excellent range of shopping and social facilities. 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.

**A formal viewing is highly recommended by the agent.
See the 360 degree Virtual Tour at www.robert-bell.org/vt/245**



ACCOMMODATION

ENTRANCE HALL [12' 8" x 8' 10" (2.86m x 2.69m) inc of stairwell] having an attractive panelled front door, an appealing Georgian period style staircase with Serpentine balustrade to gallery landing; deep moulded ceiling cornice, radiator, wall light fitting and power points. Doors through to adjoining garage, dining room and lounge.

CLOAKROOM [5' x 3' 9" (1.52m x 1.14m)] having a pedestal wash hand basin, low level WC, tiling to all walls to full height; deep moulded ceiling cornice and radiator.

LOUNGE [21' 1" x 14' 6" (6.43m x 4.42m)] A well proportioned family reception room enjoying a view over the front gardens to the east and a French window providing access to the south onto the rear garden patio. There is a very appealing fireplace with good sized grate having marble style hearth and back, Adams style surround with egg and dart design decoration; ceiling roses, deep moulded ceiling cornice, two radiators, TV aerial point and power points. Glazed panelled double doors through to:



Lounge

Dining room



DINING ROOM [12' 6" x 11' 9" (3.81m x 3.58m)] of good size with a French window giving access to the conservatory and the rear garden; a ceiling rose, deep moulded ceiling cornice, radiator, picture light and power points. Doors through to entrance hall and

KITCHEN [11' 9" x 9' 6" (3.58m x 2.9m)] enjoying a westerly outlook over the rear garden and a good range of fitted units comprising; single drainer one and half bowl sink unit with drawer and cupboard space and concealed Bosch dishwasher beneath. There is adjoining fitted work surface to one side extending around the wall with drawer and cupboard space and concealed refrigerator beneath; wall cupboard units and glazed china cabinets above. To the opposite side of the sink unit the work surface extends around the adjoining wall with drawer and cupboard space beneath, Baumatic ceramic style hob set to tiled work surface, extractor hood and wall cupboard units above. To one corner there is a built in Bosch oven/grill with cupboard space above, and a tier of drawers beneath. There is tiled splash backs to all fitted work surface areas and all walls to at least dado rail height; tiled floor, radiator, ceiling spot light fittings and power points. Door through to:



Kitchen

LAUNDRY ROOM [9' 5" x 8' 10" (2.87m x 2.69m)] of excellent proportions and having single drainer stainless steel sink unit with cupboard space beneath, fitted work surface to one side with additional cupboard space and room for laundry white good beneath. There is a good range of wall cupboard space above, wall mounted Worcester Bosch LPG gas fired central heating boiler to one corner. Tiled splash backs to all fitted work surface areas, tiled floor, and power points. Glazed panelled side entrance door to grounds.

CONSERVATORY [14' 10" x 12' 10" (4.52m x 3.91m)] having double glazed doors through to dining room and out to the rear garden; brick base walls, interior water feature, ample power points and vinyl floor covering.

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Conservatory

FIRST FLOOR

GALLERY LANDING [12' 8" x 12' 3" 3.86m x 3.73m] inc of stairwell] enjoying a very pleasant easterly view down into the front garden; deep moulded ceiling rose and cornice, built in linen cupboard to one corner, radiator and power point.



Gallery landing

MASTER BEDROOM [14' 8" x 11' 10" (4.47m x 3.61m)] having a delightful westerly view out over the rear garden with glimpses of the countryside between the trees in the summer months. There is deep moulded ceiling cornice and rose, floral decorated wash hand basin with tiled splash back and illuminated vanity mirror above; radiator and power points. Door through to:

EN-SUITE SHOWER[6' 5" x 2' 11"(1.96m x 0.89)] with built in shower cubicle having Aqualisa shower fitting, low level WC, wash hand basin and wall tiling to full height.



Master bedroom

BEDROOM 4 [9' 10" x 8' 6" (3m x 2.59m)] having a delightful view down over the rear garden towards the feature pond; pedestal wash hand basin with vanity mirror, small fluorescent lighting strip and shaver socket above. Deep moulded ceiling cornice, radiator and power points.

BEDROOM 3 [11' 11" x 9' 6" (3.63m x 2.9m)] inc of wardrobe space] having a westerly outlook down over the rear garden and beyond towards Lincoln Cathedral on the horizon. There is built in wardrobe space about the bedhead area with chests of drawers set to either side; deep moulded ceiling cornice, radiator and power points.



Bedroom 3

FAMILY BATHROOM [9' 6" x 8' 10" (2.9m x 2.69m)] of good proportions and having a corner spa style bath, pedestal wash hand basin with vanity mirror, small fluorescent lighting strip and shaver socket above. There is a built in corner shower cubicle with Aqualisa shower fitting, low level WC, tiling to full height on all walls, ladder back style radiator/towel rail and inset ceiling spot light fittings.

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Family bathroom

BEDROOM 2 [14' 6" x 9'(4.42m x 2.74m)] having an appealing view down over the front garden towards the gated entrance; pedestal wash hand basin with tiled splash back, vanity mirror, small fluorescent lighting strip and shaver socket above. There is deep moulded ceiling cornice, radiator, telephone point, TV aerial point and power points.

OUTSIDE

The property is approached from the road across a wide block paved forecourt area which runs down through a pillared gateway with large attractively detailed double metal gates into a good size formal parking area providing more than ample parking for both family and visitors. There is a five bar gate from the head of the driveway providing vehicular access to a gravelled hardstanding area suitable for a caravan or other vehicles and access to the rear garden. This driveway also provides access to the **DOUBLE GARAGE** [18' x 18' (5.49m x 5.49m) narrowing in part to 13' 2"(4.01m)] with double motorised up and over doors, light fitting and power points. The front garden has been delightfully landscaped with areas of raised brick edged flowerbeds in part containing a very wide variety of attractive shrubs, trees and flowering plants including; Laburnum, Cherry, Roses, Forsythia, Rhododendron, ornamental Conifers to name but a few. There is an accompanying good size lawn to one side.

To the rear of the house is a large landscaped garden which will delight many families. This appealing garden enjoys the benefit of being well enclosed by mixed hedging, post and rail and panelled fencing as appropriate. Adjoining the rear western elevation of the house is a patio area onto which the French windows of the conservatory and the lounge open. The garden has a sweeping area of lawn to which is set a fine range of mature trees and range of specimen evergreen, accompanied by sentinel topiaried conifers set in part down the northern boundary. A large wildlife pond stocked with aquatic plants; which certainly catches the eye. Well stocked flowerbeds/borders in part;

pergola set to the garden with climbing plants; areas of uncut grass for the wildlife with additional circular areas of well stocked flowerbeds, a good sized vegetable garden and timber garden shed. There are exterior light fittings and an outside water tap.

ENERGY PERFORMANCE RATING: E

See the stunning aerial views at <http://vimeo.com/93289839>

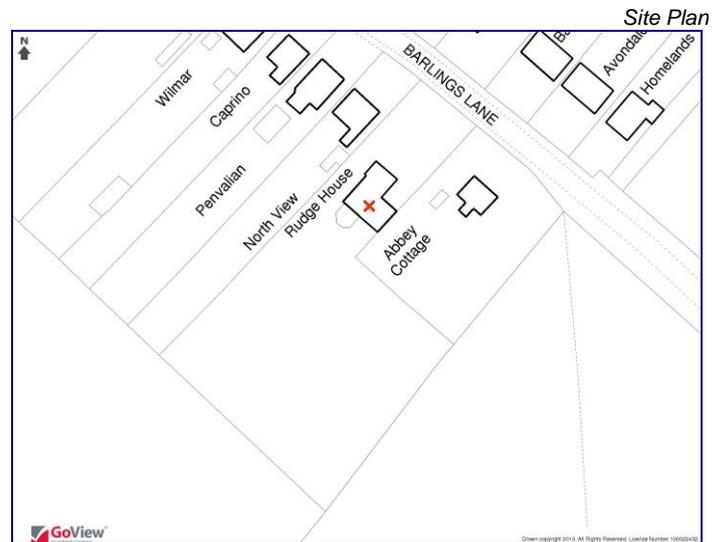
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888; Fax: 01522 589988;

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DISCLAIMER

Messrs Robert Bell and Company for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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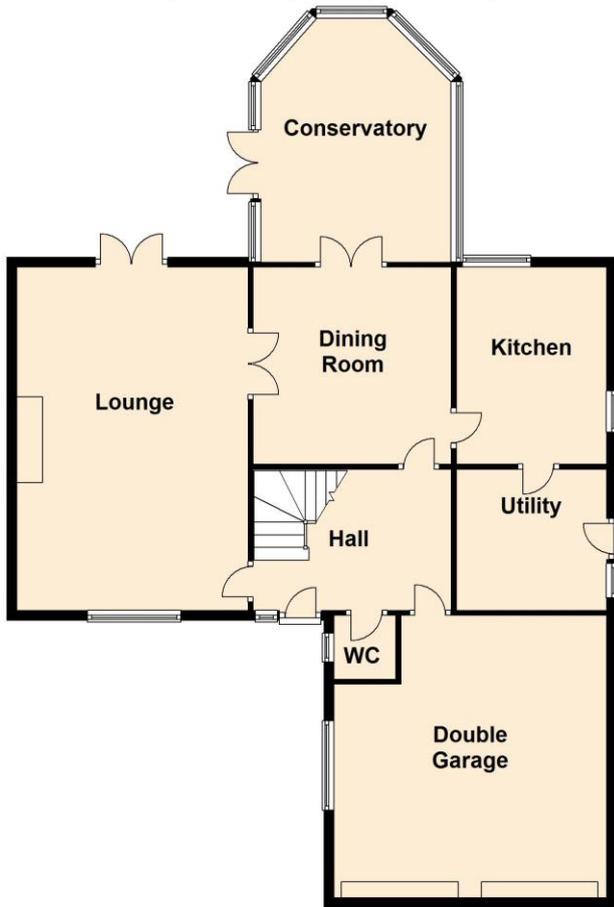
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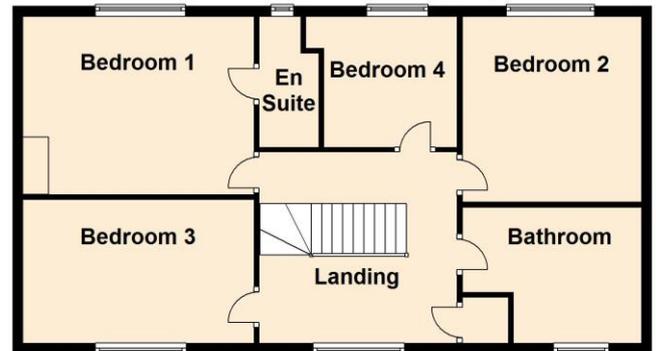
Ground Floor

Approx. 126.3 sq. metres (1359.8 sq. feet)



First Floor

Approx. 74.0 sq. metres (796.8 sq. feet)



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