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6 The Meadows

Langworth, Lincoln, LN3 5BZ



£173,000

This is a modern two bedroom mid-terrace property positioned in this popular village location of Langworth. The property has internal accommodation to comprise of Open Plan Living Kitchen, downstairs WC and stairs raising to First Floor Landing giving access to two Bedrooms and a Bathroom. The property benefits from excellent views over Farmland, an allocated parking space to the front and a ground source heat pump system.



SERVICES

All mains services available. Ground source heat pump.

EPC RATING – B

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.

SERVICE CHARGES

Grounds Estate - £165 per annum.

Cherry Tree Homes ground source heating standard charge - £75 per annum.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



ACCOMMODATION

OPEN PLAN LIVING KITCHEN

25' 10" x 13' 8" (7.88m x 4.17m)

Kitchen Area - with UPVC window and door to front aspect, vinyl floor covering, fitted with a range of modern base units and drawers with work surfaces over, composite sink and drainer with mixer tap, integral electric oven and four ring electric hob with extraction above, wall mounted cupboards with complementary splashbacks, integral fridge and freezer, space for washing machine, door to WC, radiator and breakfast bar.



Lounge Area - with double UPVC doors to the garden with views over Farmland, two radiators and stairs storage cupboard.

WC

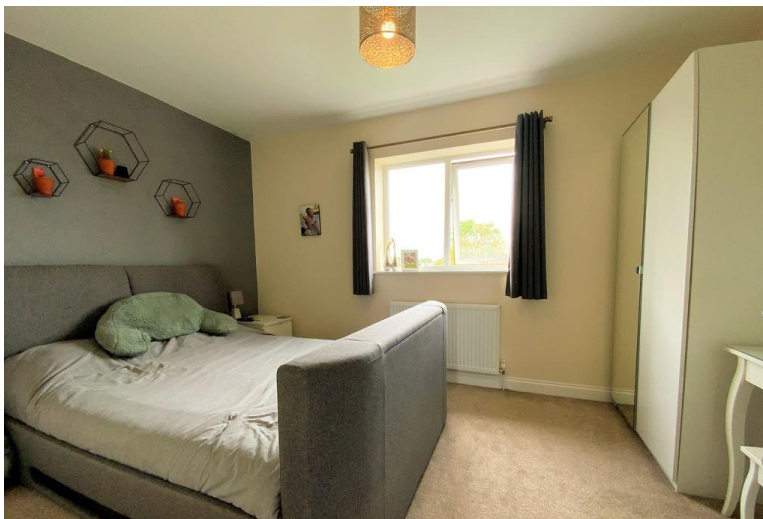
With WC, wash hand basin, extractor fan and radiator.

LANDING

Giving access to the roof void, wooden paneling to the walls and doors to two Bedrooms and a Bathroom.

BATHROOM

6' 5" x 6' 9" (1.98m x 2.08m), with suite to comprise of bath with shower over, WC and wash hand basin, chrome towel radiator and extractor fan.



BEDROOM 1

9' 2" x 13' 8" (2.80m x 4.17m), with UPVC window to the rear aspect with views over Farmland and radiator.

BEDROOM 2

9' 7" x 13' 8" (2.94m x 4.17m), with two UPVC windows to the front aspect, over stairs storage, wooden panelling to the walls and radiator.



OUTSIDE

To the front of the property there is an allocated parking space and storage area. To the rear of the property there is paved seating area and Astro Turfed garden with views over Farmland.



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

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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

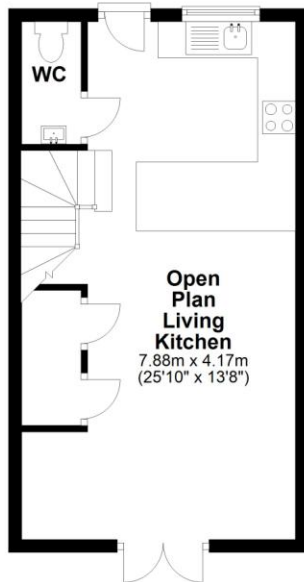
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Ground Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 65.9 sq. metres (708.9 sq. feet)

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

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Plan produced using PlanUp.

29 – 30 Silver Street
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