



- Modern Townhouse
- 2 Double Bedrooms
- Impressive 28ft Open Plan Living Area
- Perfect For First-Time Buyers, Professionals, Or Downsizers
- Ground Source Heating
- Allocated Parking
- Landscaped Rear Garden
- No Onward Chain

The Meadows, Langworth, LN3 5BZ
£175,000





Starkey&Brown are delighted to present this spacious and beautifully presented modern townhouse, offering stunning modern living just 5 miles from Lincoln. This energy-efficient home features an eco-friendly ground-source heating system and uPVC double glazing throughout. The impressive accommodation briefly comprises an impressive 28'0" open-plan living, kitchen and dining area with French doors opening directly onto the rear garden, a practical downstairs WC, a bright first-floor landing, two generous double bedrooms, and a modern family bathroom. Outside, the property benefits from its own allocated parking space and a beautifully landscaped rear garden that offers an excellent degree of privacy. This home is perfect for first-time buyers, professionals, or downsizers. Offered with no onward chain. Freehold. Council Tax Band. Call Starkey&Brown today to arrange your viewing! Council tax band: A. Freehold.



Open Plan Living Area

Living Area

Having 2 radiators and French doors leading onto rear garden.

Kitchen Area

Having composite front entrance door, a range of matching wall and base units, breakfast bar, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral fridge and freezer, utility cupboard with hot water cylinder and plumbing for washing machine, wood effect flooring, LED downlights, stairs rising to first floor and understairs storage cupboard.

Ground Floor WC

Having low level WC, wall hung wash hung basin with tiled splash backs, wood effect flooring, radiator and extractor.

First Floor Landing

Having storage cupboard and access to loft.

Bedroom 1

13' 6" x 9' 4" (4.11m x 2.84m)

Having fitted wardrobe, radiator and window to rear with views over adjacent countryside.

Bedroom 2

13' 6" max x 11' 7" max (4.11m x 3.53m)

Having fitted wardrobe, additional storage cupboard over stairs bulkhead and radiator.

Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, pedestal wash hand basin with tiled splash backs, low level WC, slate effect flooring, heated towel rail, part tiled walls and extractor.

Outside Front

To the front of the property there is a small gravelled garden area and allocated parking space, outside lighting and path at side with secure gate leading to rear garden.

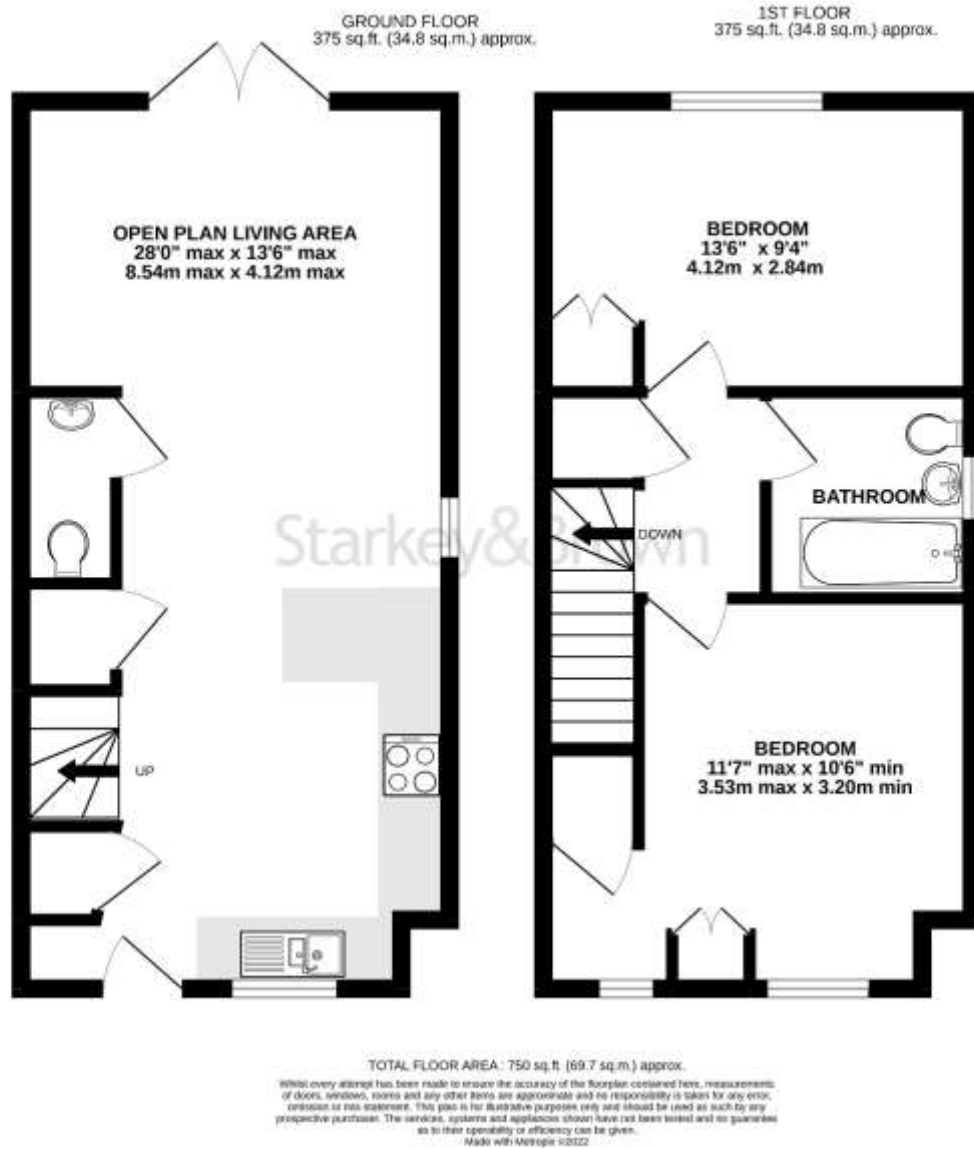
Outside Rear

To the rear of the property there is a landscaped garden comprising artificial turf, large paved patio area, timber decking area and cold water tap.

Agents Note

Property does come with charges for communal areas and ground source pump. Pump = £70 approx pa.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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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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