

## Langrick Road, , New York, Lincoln, LN4 4YP

- REFURBISHED, SPACIOUS 1,658 sq ft, 3 BEDROOM, TWO RECEPTION COTTAGE
- DETACHED GARAGE AND EXTENSIVE OFF ROAD PARKING
- REFURBISHED BATHROOM WITH SEPARATE SHOWER OVER
- DOUBLE GLAZED
- WEST FACING REAR GARDEN with OUTBUILDINGS
- AVAILABLE WITH NO 'upward CHAIN'.
- REFURBISHED KITCHEN BREAKFAST ROOM
- LOUNGE AND DINING ROOMS
- GAS CENTRAL HEATING

**Price £185,000**





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## DESCRIPTION

This is a well presented and spacious 1,658 sq ft three bedroom, two reception semi-detached cottage with generous off road parking, garage, having front and rear far reaching countryside views, and west facing rear garden, on the edge of a village location.

The property consists of a lounge, second reception, modern fitted kitchen breakfast, utility, modern bathroom with separate shower over the bath, master and second double bedrooms, good sized single downstairs bedroom, extensive off road parking, generous enclosed rear garden majority low maintenance including patios and BBQ area, a metal and blockwork framed detached garage and a shed.

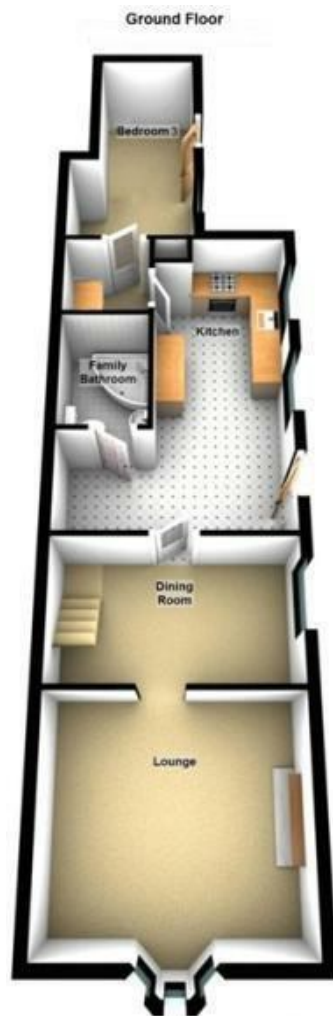
It also benefits from updated central heating including radiators, updated electrics, replaced flooring, feature wooden latch internal doors and double glazing.

The property is available with NO 'upward CHAIN'.









### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>33</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.