



**£275,000**

Chestnut Villa, Langrick Road, New York, Lincoln LN4 4YD

**SHARMAN BURGESS**



**Chestnut Villa, Langrick Road, New York,  
Lincoln LN4 4YD  
£275,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having a partially glazed front entrance door, further obscure glazed door to:-

**ENTRANCE HALL**

29'9" (maximum) x 5'9" (maximum including staircase) (9.07m x 1.75m)

Having two radiators, picture rail, two ceiling light points, staircase leading off.

A highly impressive, extended and improved semi-detached property offering good sized accommodation, generous driveway and fantastic gardens which extend to both the side and rear. The flexible accommodation comprises an entrance porch, entrance hall, lounge with open fire, dining room with open fire, study/rear entrance, breakfast kitchen, utility room with pantry, additional ground floor garden room with three piece ground floor bathroom arranged off, which may be ideal for annexe accommodation. To the first floor are three bedrooms and a family bathroom. Further benefits include uPVC double glazing, oil central heating and detached brick built garage. This property really must be viewed in order to fully appreciate the accommodation on offer.



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### LOUNGE

18'0" (maximum into bay window) x 13'2" (maximum including chimney breast) (5.49m x 4.01m)

Having a feature bay window to front elevation, two radiators, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, feature open fireplace with stone hearth, cast iron inset and display mantle.

### DINING ROOM

13'2" (maximum) x 14'7" (4.01m x 4.45m)

Having two windows to side elevation, radiator, picture rail, coved cornice, ceiling light point, fitted fireplace with hearth, cast iron inset and display mantle.

### REAR ENTRANCE/STUDY AREA

20'7" (maximum) x 9'5" (6.27m x 2.87m)

Having rear entrance door leading to the garden, window, radiator, coved cornice, ceiling recessed lighting, access to roof space, door to: -

### WALK-IN CLOAK CUPBOARD

Having coved cornice, ceiling light point and wall mounted coat hooks within.



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### BREAKFAST KITCHEN

14' 7" (maximum) x 14' 8" (maximum) (4.45m x 4.47m)

Having counter tops, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with glazed display cabinets, space for American style fridge freezer, plumbing for dishwasher, space for Range cooker with stainless steel splashback and wall mounted stainless steel illuminated fume extractor above, tiled floor, window, coved cornice, three ceiling strip lights, access to roof space.

### UTILITY ROOM

5' 8" (maximum) x 6' 7" (1.73m x 2.01m)

Having counter top, plumbing for automatic washing machine, space for condensing tumble dryer, floor mounted Worcester oil central heating boiler, wall mounted storage cabinets, ceiling recessed lighting. Door to:

### WALK-IN PANTRY

Having wall mounted shelving and ceiling light point within.

### GARDEN ROOM

14' 6" (maximum) x 12' 2" (maximum) (4.42m x 3.71m)

Having dual aspect windows, French doors leading to the garden, coved cornice, ceiling light point, radiator.

### GROUND FLOOR BATHROOM

11' 6" x 5' 10" (3.51m x 1.78m)

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, panelled bath with mixer tap and hand held shower attachment, non-slip flooring, tiled splashbacks, heated towel rail, coved cornice, ceiling light point, extractor fan, two obscure glazed windows.



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### FIRST FLOOR LANDING

Having ceiling light point and coved cornice.

### BEDROOM ONE

14'9" (maximum) x 13'2" (maximum including chimney breast) (4.50m x 4.01m)

Having window to front elevation, radiator, picture rail, coved cornice, ceiling light point.

### BEDROOM TWO

13'3" (maximum into entrance area) x 14'6" (4.04m x 4.42m)

Having window to rear elevation, picture rail, coved cornice, ceiling light point, access to loft space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM THREE

9'7" (maximum) x 9'2" (maximum) (2.92m x 2.79m)

Having window to rear elevation, picture rail, coved cornice, ceiling light point.

### FAMILY BATHROOM

5'9" x 7'9" (1.75m x 2.36m)

Being fitted with a three piece suite comprising panelled bath with wall mounted Aqualisa shower above and concertina shower screen, WC, pedestal wash hand basin, tiled splashbacks, heated towel rail, obscure glazed window to front elevation, coved cornice, ceiling light point, extractor fan.



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### EXTERIOR

The property is approached via five bar gated access leading to a large gravelled driveway which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the garage. There is a mixture of fencing and hedging to the front boundary and the property is served by an outside tap and light.

### DETACHED GARAGE

20' 5" (approx maximum internal measurement) x 10' 2" (approx maximum internal measurement) (6.22m x 3.10m)

Of brick and tile construction with up and over door, power and lighting, personnel door to driveway.

### GARDEN

Being accessed via a gate from the driveway and comprising a large gravelled border with feature circular paved area leading to a larger section of lawn with Indian Sandstone paved patio seating area. There is a sunken pond and an archway with Beech hedge screening leading to a further section of garden which is again laid predominantly to lawn and interspersed with fruit trees. This area is served by raised beds, a timber summerhouse and 6ft x 8ft glasshouse. This section of garden also houses the oil tank. There is a further section of garden with raised beds and borders ideal for growing vegetables, a timber garden shed and further 6ft x 8ft glasshouse. The gardens are fully enclosed by a mixture of fencing and served by outside tap, power and lighting.

### SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. The property is served by oil fired central heating.

### REFERENCE

19112024/28346387/RHO



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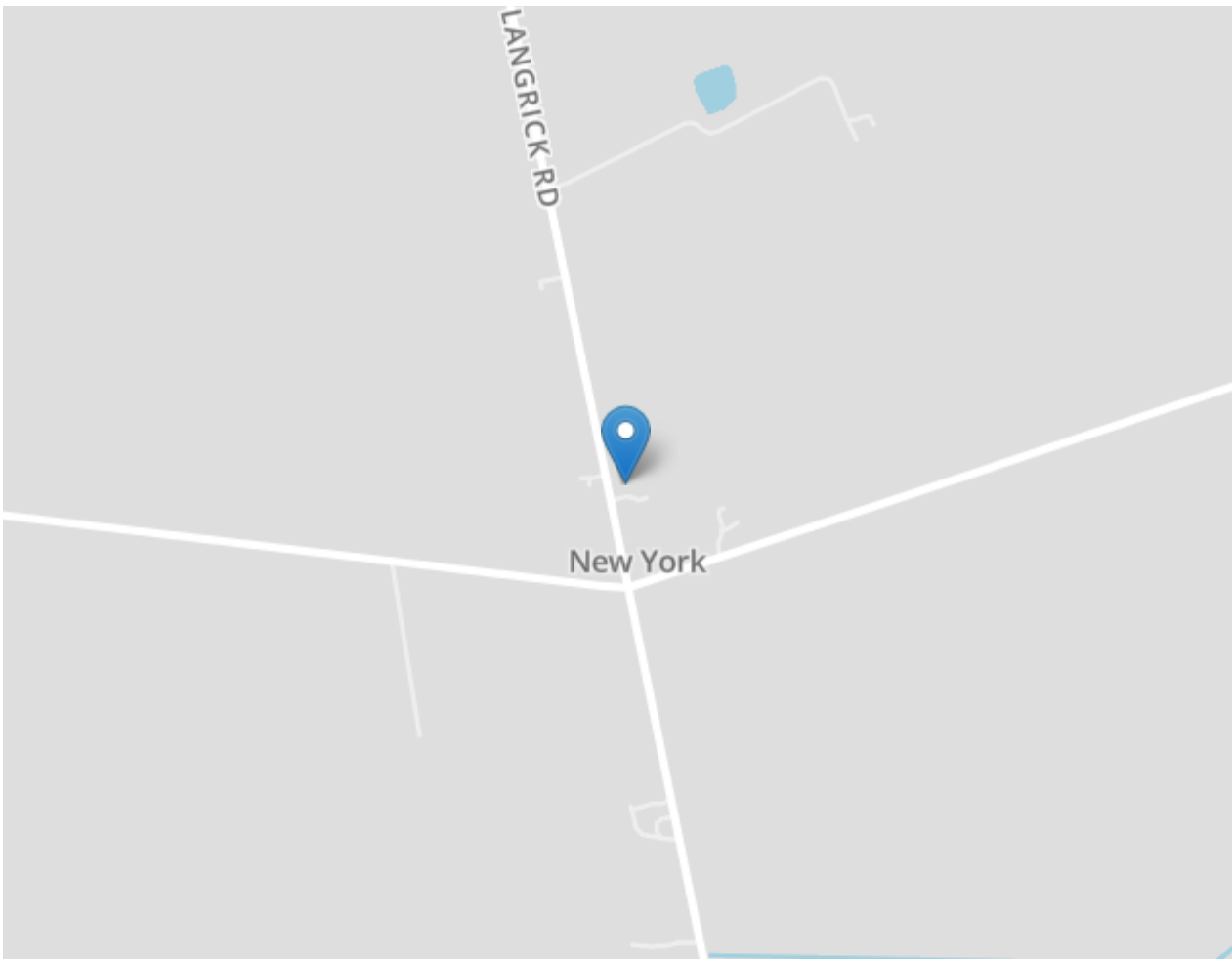
## AGENT'S NOTES

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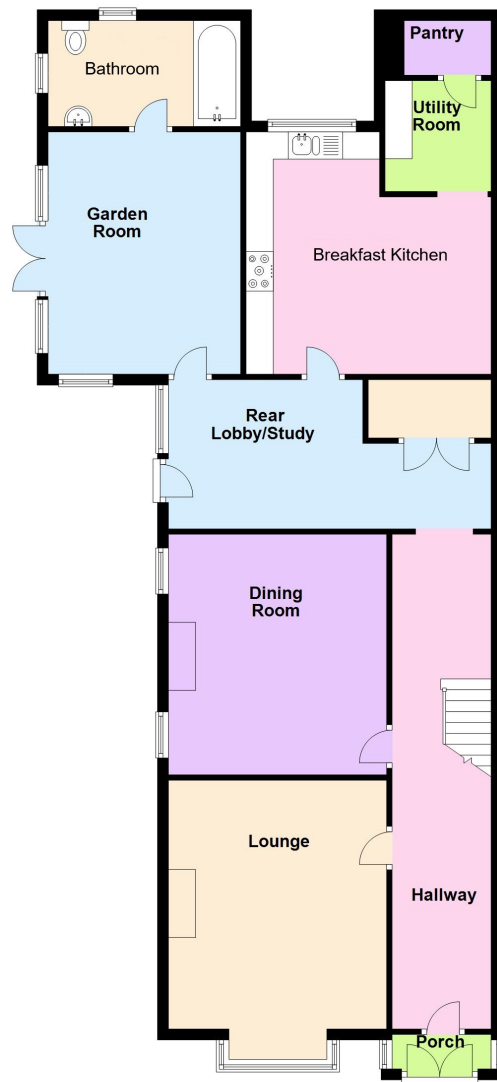
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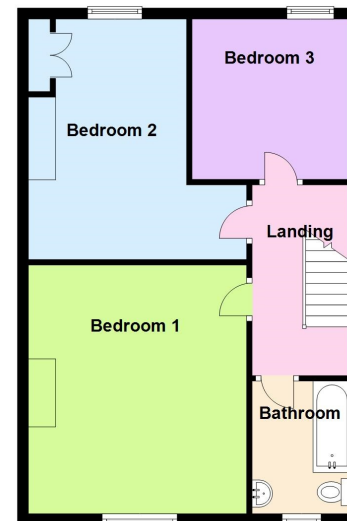
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 120.4 sq. metres (1295.6 sq. feet)



**First Floor**  
Approx. 53.5 sq. metres (575.9 sq. feet)



Total area: approx. 173.9 sq. metres (1871.5 sq. feet)

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