



£279,950

Capri, Langrick Road, New York, Lincoln LN4 4YD

SHARMAN BURGESS

**Capri, Langrick Road, New York, Lincoln
LN4 4YD
£279,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially glazed front entrance door, glazed window, obscure glazed door with matching obscure glazed panel through to: -

ENTRANCE HALL

Having radiator, coved cornice, wall mounted lighting, wall mounted door chime.

A large detached bungalow situated on a plot size approaching 1/2 an Acre (s.t.s) of well maintained gardens, with large driveway providing ample off road parking. The bungalow itself requires some modernisation and improvement but offers great scope and potential. Accommodation comprises an entrance hall, breakfast kitchen, lounge, sitting room, 4 piece family bathroom and two bedrooms with bedroom one having a range of built in furniture and bedroom two having a two piece en-suite and walk-in wardrobe/storage area which, with a little alteration, could provide a larger en-suite and dressing room (s.t.p.p). The bungalow is served by oil fired central heating and a larger than average garage. The property is offered for sale with NO ONWARD CHAIN.



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LOUNGE

16' 5" (maximum) x 11' 7" (maximum including chimney breast) (5.00m x 3.53m)

Having dual aspect windows, low level radiator, coved cornice, ceiling light point, TV aerial point, open fireplace with fitted inset and hearth and display surround.

BREAKFAST KITCHEN

14' 7" (maximum) x 10' 1" (4.45m x 3.07m) - irregular shaped room.

Having roll edge work surfaces with tiled splashbacks, one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, integrated fridge, integrated waist height double oven and grill, four ring electric hob with fume extractor above, dual aspect windows, ceiling mounted recessed lighting, fitted return work surface providing breakfast bar, door to exterior.

WALK-IN PANTRY

Having wall mounted shelving within, two ceiling light points, access to roof space.

SITTING ROOM

19' 7" (maximum) x 12' 0" (maximum) (5.97m x 3.66m)

Having sliding patio doors leading to the rear garden, bow window to side aspect, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point.



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BEDROOM ONE

14' 10" (maximum including built-in bedroom furniture) x 10' 5" (including built-in bedroom furniture) (4.52m x 3.17m)
Having window to front aspect, radiator, ceiling light point, extensive range of fitted built-in bedroom furniture including fitted chest of drawers with low level shelving, bedside drawers and shelving, overhead storage lockers and built-in wardrobes with hanging rails and shelving within.

BEDROOM TWO

11' 10" (maximum) x 11' 0" (maximum) (3.61m x 3.35m)
Having window to side aspect, radiator, coved cornice, ceiling light point.

EN-SUITE CLOAKROOM

Being fitted with a two piece suite comprising push button WC and pedestal wash hand basin, radiator, coved cornice, electric wall mounted shaver point, ceiling recessed lighting, obscure glazed window to side aspect.

WALK-IN WARDROBE/STORAGE AREA

Having access to roof space, ceiling light point. Providing scope and potential for the extension of an en-suite and inclusion of a dressing room, subject to gaining any necessary planning permissions and consents from the relevant local authority.





BATHROOM

8' 6" (maximum) x 8' 3" (maximum) (2.59m x 2.51m)

Being fitted with a four piece suite comprising panelled bath, push button WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower within, coved cornice, ceiling mounted lighting, obscure glazed window to side aspect, radiator, airing cupboard housing the hot water cylinder and shelving within.

EXTERIOR

The bungalow sits on a large well presented and maintained plot approaching 1/2 an Acre (s.t.s). The large gravelled driveway provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the garage. There are well tended lawned areas to the immediate front of the property, with mature plant and shrub borders and low level wall to front boundary.

GARAGE

19' 5" (maximum) x 19' 0" (maximum) (5.92m x 5.79m)

Having up and over doors, served by power and lighting, windows to side aspect, store/small workshop area with countertops and base and wall level storage.

The extensive gardens continue to the side and rear of the property, again with large areas of shaped lawn, mature flowering plant and shrub borders. Towards the rear section is an area that contains a variety of spring flowers, silver birch trees and beech hedging beyond. Within the grounds is the oil tank and also the: -



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BOILER ROOM

Housing the floor mounted oil central heating boiler and a water softener.

The property has a mixture of fencing and hedging to the boundaries and an attached rear canopy (to be included within the sale). The gardens are also served by outside tap and lighting.

SERVICES

Mains drains, electricity and water are connected to the property. The property is served by oil fired central heating.

REFERENCE

26032024/27462216/HAR



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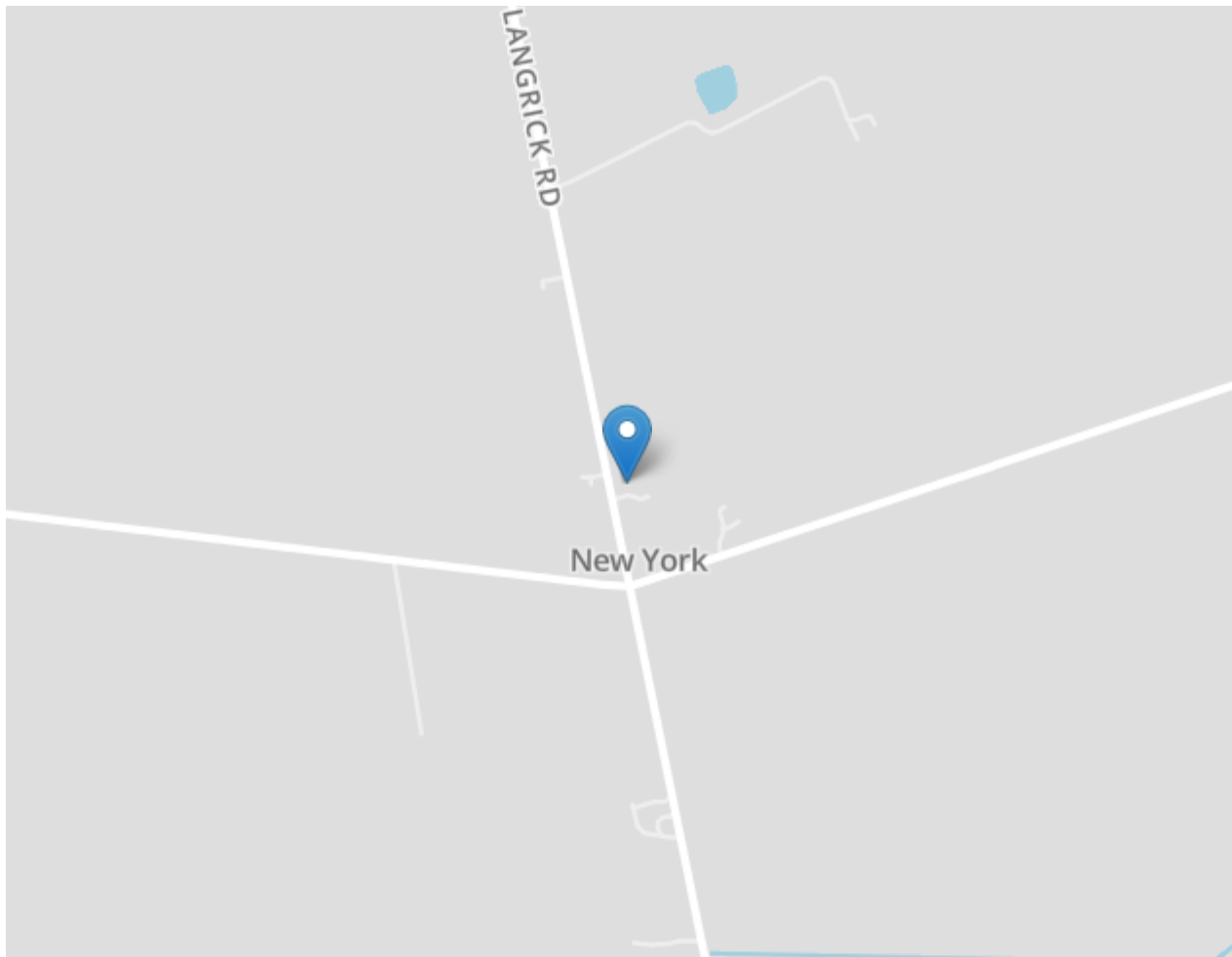
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor
Approx. 145.8 sq. metres (1569.9 sq. feet)



Total area: approx. 145.8 sq. metres (1569.9 sq. feet)



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