



**£375,000**

Tenby Lodge, Langrick Road, New York, Lincoln LN4 4YD

**SHARMAN BURGESS**

**Tenby Lodge, Langrick Road, New York,  
Lincoln LN4 4YD  
£375,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

With partially obscure glazed front entrance door, windows to either side, ceiling light point, further door through to: -

**LOUNGE**

19' 4" (maximum including staircase and chimney breast) x 12' 9" (maximum) (5.89m x 3.89m)

With window to front aspect, radiator, ceiling mounted beams, two ceiling points, additional wall light points, TV aerial point, feature multi-fuel burner with tiled hearth and display mantle above.

An extremely individual, large detached property offering a wealth of character within this historic property. Accommodation comprises various reception rooms including lounge, office, dining room, conservatory, living kitchen in excess of 30ft in length, sizeable utility room and a ground floor cloakroom. To the first floor are four well proportioned bedrooms and a family bathroom. Further benefits include ample off road parking for numerous vehicles, double garage, oil central heating, gardens with a mixture of patios, lawned areas and ponds. Internal inspection is highly recommended in order to fully appreciate all that this unique property has to offer.



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### OFFICE

12' 0" (maximum to chimney breast) x 12' 8" (maximum)  
(3.66m x 3.86m)

With window to front aspect, radiator, ceiling mounted beams, ceiling light point, feature wall with display niche shelving set within, fireplace with space for electric fire.

### DINING ROOM

13' 8" (maximum) x 15' 2" (maximum) (4.17m x 4.62m)

With window to side aspect, two radiators, ceiling light point, wall light points, ceiling beams, feature wall with display niche shelving set within, space for ornamental fire, double doors through to: -

### CONSERVATORY

17' 0" x 10' 5" (5.18m x 3.17m)

Of uPVC double glazed construction with polycarbonate roof. With double doors leading out to the patio, power, radiator.

### UTILITY ROOM

12' 0" (maximum including chimney breast) x 14' 0" (3.66m x 4.27m)

With obscure glazed side entrance door, two windows to side aspect, floor mounted Worcester oil central heating boiler, radiator, ceiling mounted strip lights, ceiling mounted beams, feature chimney breast with additional storage space set within, counter top with stainless steel one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, plumbing for automatic washing machine, space for chest freezer, door through to: -



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### LIVING KITCHEN

30' 7" (maximum) x 14' 5" (maximum) (9.32m x 4.39m)

An impressive and characterful family sized kitchen with a wealth of features including a part vaulted ceiling. The kitchen itself comprises Oak work surfaces, inset double ceramic sink with mixer tap, extensive range of base level storage units, drawer units, large Rangemaster LPG and electric range cooker (to be included in the sale) with double ovens and grill and five ring hob with fume extractor above, integrated dishwasher, space for twin height fridge freezer, dual aspect windows, Velux style window, tiled floor, exposed brickwork detailing to some walls, radiator, ceiling mounted lighting, three ceiling light points, recessed lighting, door leading out to patio area, personnel door to double garage, door to: -



### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with mixer tap, push button WC, tiled floor, tiled walls, heated towel rail, obscure glazed window .

### FIRST FLOOR LANDING

With window to front aspect, access to roof space, radiator, window to side aspect, built-in double linen cupboard with additional storage above.

### BEDROOM ONE

11' 3" (taken to built-in wardrobes) x 12' 10" (including built-in wardrobes) (3.43m x 3.91m)

With window to front aspect, radiator, ceiling light point, range of fitted bedroom furniture including bedside drawers and bedside shelving with lighting, wardrobes with hanging rail and shelving within and overhead storage lockers.



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### BEDROOM TWO

13' 2" (maximum) x 11' 9" (maximum) (4.01m x 3.58m)  
With window to front aspect, radiator, ceiling light point.

### BEDROOM THREE

10' 6" (maximum) x 8' 9" (maximum) (3.20m x 2.67m)  
With window to side aspect, radiator, ceiling light point, coved cornice, wood effect laminate floor.

### BEDROOM FOUR

17' 3" (maximum) x 6' 6" (maximum with reduced head height)  
(5.26m x 1.98m)  
With window to side aspect, radiator, ceiling light point, access to roof space, wood effect laminate floor.

### FAMILY BATHROOM

7' 3" (maximum) x 11' 10" (maximum) (2.21m x 3.61m)  
Being fitted with a three suite comprising push button WC, pedestal wash hand basin with mixer tap, P-shaped bath with mixer tap and wall mounted mains fed shower with hand held shower attachment above and fitted shower screen, extended tiled splashbacks, obscure glazed window, ceiling light point, heated towel rail.

### EXTERIOR

The property is approached over a dropped kerb which leads to a substantial gravelled driveway which extends to the right hand side and rear of the property providing vehicular access to the double garage. The front of the driveway is secured by a five bar gate and is served by outside lighting. To the right hand side of the driveway are beds and borders containing plants and shrubs. There is a timber Dutch style storage shed, two log stores and an oil tank.



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### DOUBLE GARAGE

18' 5" x 17' 3" (5.61m x 5.26m)

Having sliding timber doors, served by power and lighting.

### REAR GARDEN

To the immediate rear of the property is a large paved patio area with chunky pergola above providing a fantastic seating and entertaining area. The garden extends to sections of shaped lawns with flower and shrub borders. There is a sunken pond with feature tiered waterfall and rockery and a further raised circular pond. The garden benefits from additional areas of paving, gravelled borders and a mixture of plants, shrubs and trees. The garden is served by an outside tap and lighting and is fully enclosed by fencing.

### 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

09052024/27631283/ASH



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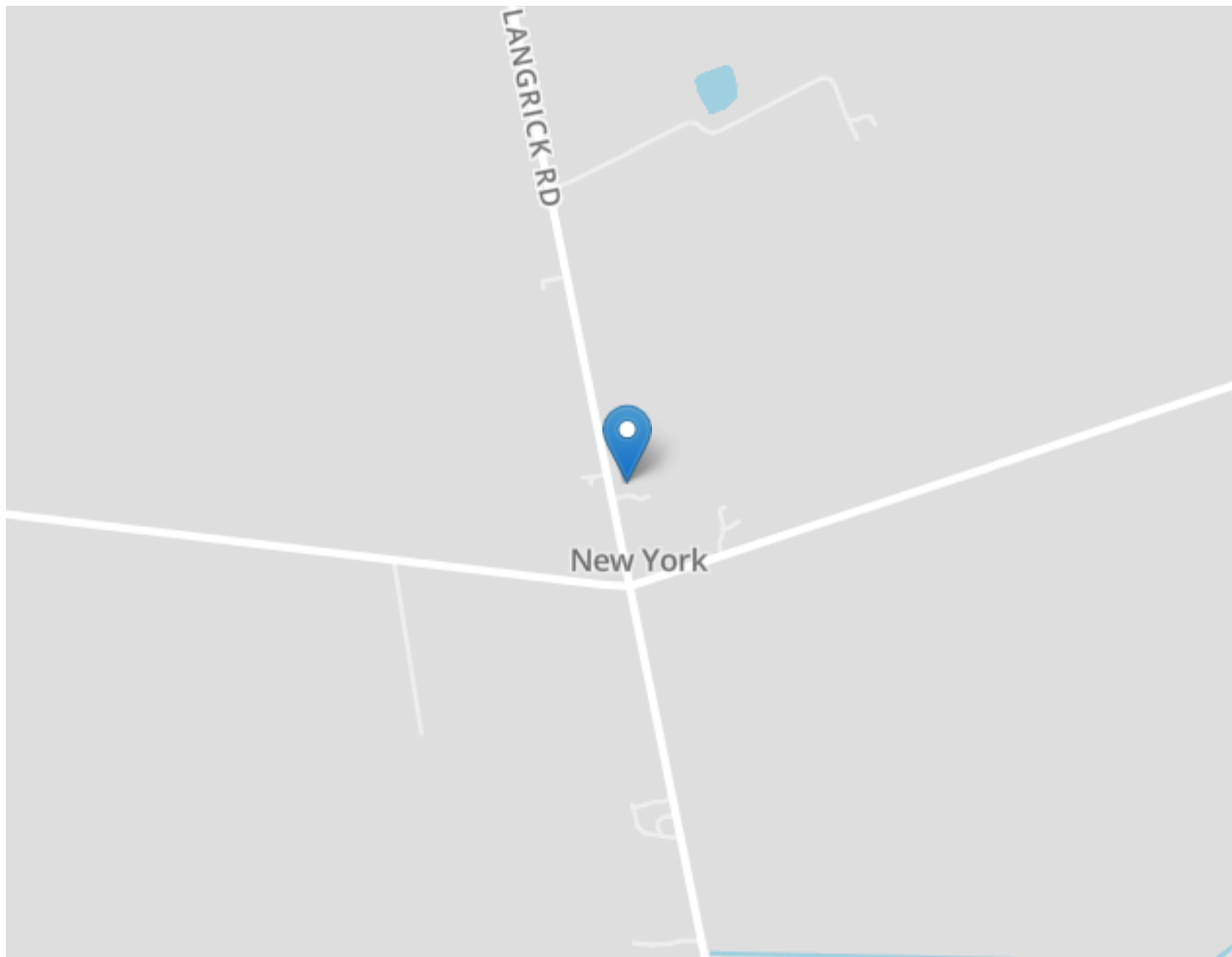
## AGENT'S NOTES

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.

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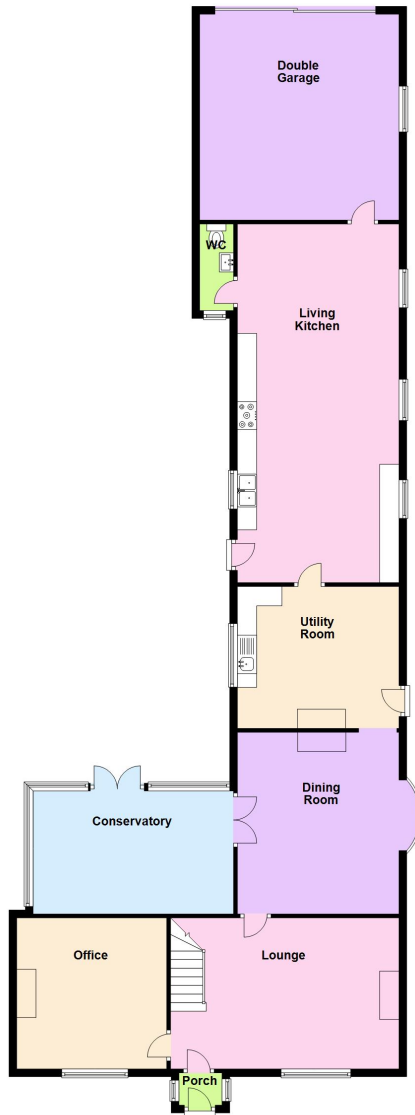
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



**SHARMAN BURGESS**

**Ground Floor**  
Approx. 163.0 sq. metres (1734.7 sq. feet)



**First Floor**  
Approx. 75.1 sq. metres (808.3 sq. feet)



Total area: approx. 238.1 sq. metres (2563.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	