

Main Street, Ashby De La Launde, Lincoln, LN4 3JG



Asking Price £190,000 Freehold



No chain on this property which is situated in a small village with easy access to Lincoln and Sleaford and has open rear views over fields.

Viewing is a must to appreciate the size of accommodation and plot on offer. The accommodation comprises of Lounge, Dining Area, Kitchen, Three Double Bedrooms, Bathroom, Car Port and Garage with front and rear garden areas.

The property has oil fired central heating and water. EPC rating - TBC and Council Tax Band C.

Accommodation

The accommodation is entered through a wooden part glazed door into the hallway area.

Hallway

An open hallway leading into the dining area, with an airing cupboard housing the hot water tank.

Lounge

18'2" x 10'6"



Having a stone fireplace with wooden mantle and archway through to the dining area.

Dining Area

14'11" x 9'1"



This room opens up into the hallway through an arch.

Kitchen

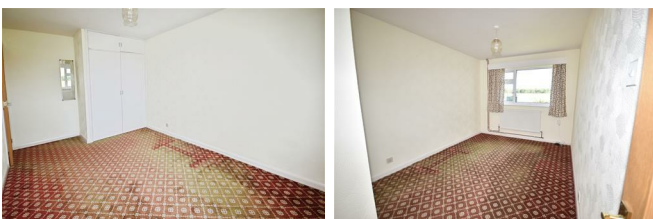
11'9" x 8'11"



Having a range of wall and base units with worktop over, stainless sink with mixer tap, free standing electric cooker and vinyl flooring.

Bedroom One

14'4" x 8'11"



Having a double built in wardrobe.

Bedroom Two

11'1" x 9'1"



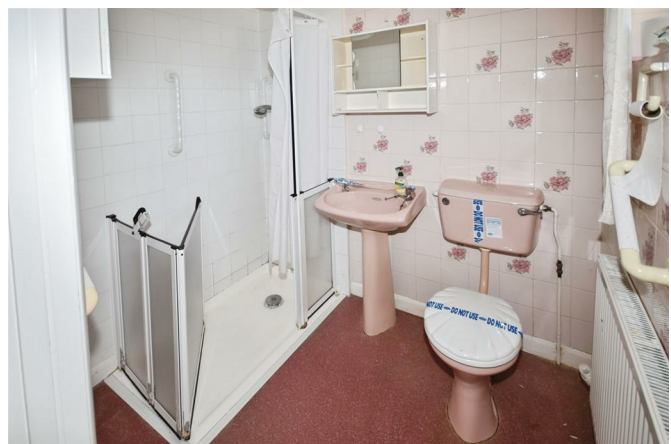
Bedroom Three

12'0" x 10'0"



Having a double built in wardrobe, loft access and TV aerial.

Bathroom



Having a walk in mains fed shower, pedestal wash hand basin, W.C., fully tiled walls, vinyl flooring and extractor fan.

Garage

Having an up and over door, lighting, electric, oil fired central heating boiler and electric consumer unit.

Outside Front



To the front of the property is a large L shaped slabbed area leading to the front door, outside tap, a concrete driveway leading to the carport, garage and side entrance door.

Outside Rear



This garden has open views over fields, a shed and the oil tank.

Open Views



Financial Services

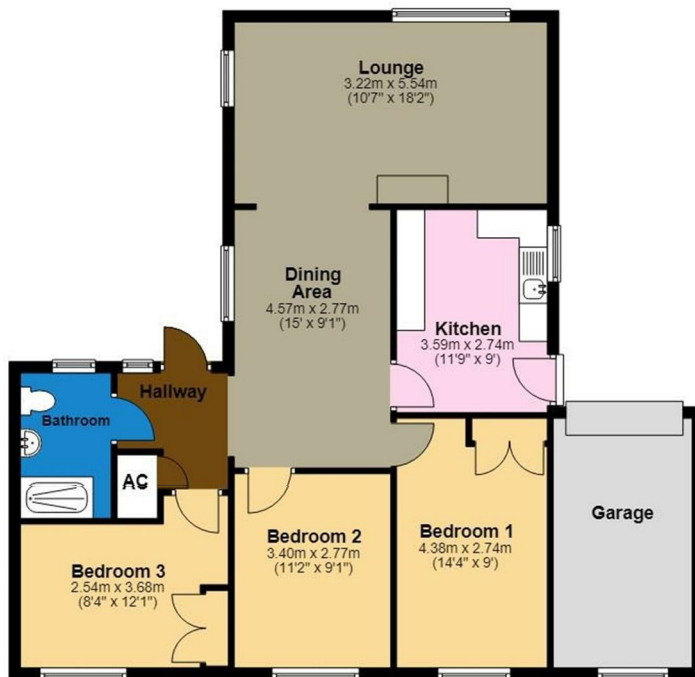
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Disclaimer 1

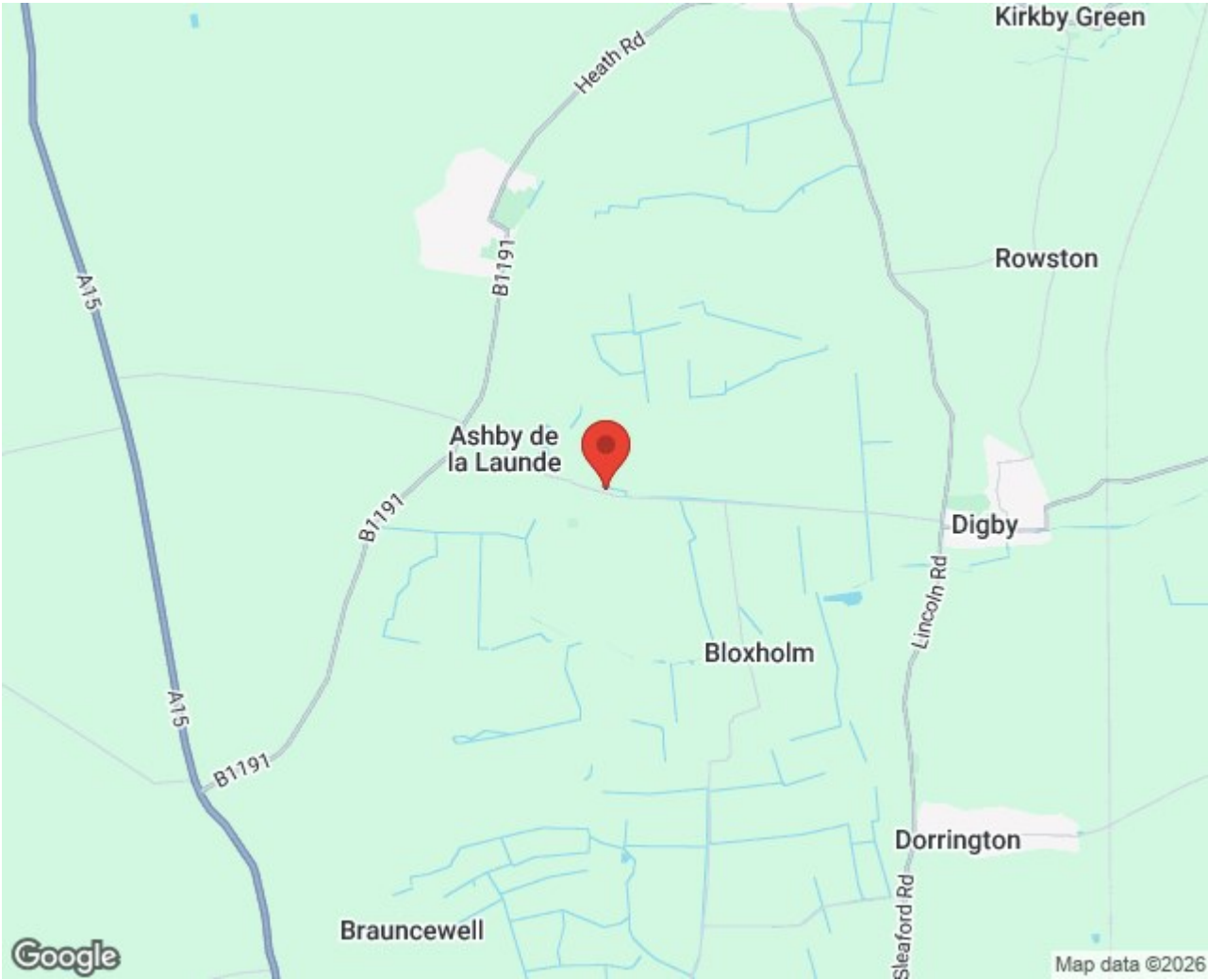
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Ground Floor
Approx. 94.5 sq. metres (1016.7 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	