



Walmgate, Barlings Lane, Langworth

Lincoln - 7.5 miles

Walmgate is a bespoke development, of only three, individual architect designed homes, built by renowned local developer Millcroft Development. Overlooking open paddocks to the rear, two of the properties, further benefit from 2 acres of grassland fenced paddocks.

Offering beautifully appointed accommodation, each property comprises of reception hall, reception room, open plan kitchen/dining, vaulted garden room, home office, utility and cloakroom, master bedroom with en suite bathroom, guest bedroom with en suite, two further double bedrooms and bathroom. Attic trusses have been fitted to roof space. Outside a private driveway leads to attached double garaging along with pleasant landscaped gardens.

Each of the individual properties have been meticulously designed for modern lifestyle living, with attention to detail of finishing unsurpassed. These include solid bespoke doors, oak staircases and carpentry throughout the scheme, air source heating systems with underfloor heating to ground floor, a mixture of engineered oak, porcelain tiled flooring and high quality carpeting, choice of handmade kitchen from 'Belvoir Interiors' including 'Siemens' appliances, granite or quartz work surfaces, wine cooler and water softener. Bathrooms and en-suites feature 'Geberit' sanitary ware with concealed cisterns and motion sensor lighting.

Externally brick block paved and gravel driveways lead to attached garaging with electric garage doors and boarded attic trusses, Indian stone pathways, hard standing areas, with extensive soft and hard landscaped gardens, benefitting from a mixture of fence and hedge boundaries. Each property comes with an architects certificate warranty for peace of mind.



Paddock View



Millcroft Development have been planning, designing, creating and delivering homes of distinction across Lincolnshire and Nottinghamshire for over 20 years.

Whether first time buyer homes, luxury executive dwellings or retirement apartments, exceptional attention to detail, outstanding finishing and personal after care service is the company ethos for any size of project.

millcroftdevelopment.co.uk

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Plot One

Lounge (5.6m x 4.3m)
Kitchen & Dining (4.8m x 4.3m plus 3.4m x 3.3m)
Family Room (3.9m x 2.9m)
Study (4.3m x 2.2m)
Utility (3.4m x 2.9m)

Bed One (3.9m x 3.2m plus 4.3m x 2.1m)
Bed One en-suite (3.1m x 2.2m)
Bed Two (4.3m x 3.2m)
Bed Two en-suite (2.5m x 1.3m)
Bed Three (4.3m x 2.7m)
Bed Four (4.3m x 2.4m)
Bathroom (3.4m x 2.1m)



Ground Floor



First Floor

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Plot Two

Lounge (5.6m x 4.3m)
Kitchen & Dining (5.6m x 4.6m plus 3.4m x 3.2m)
Family Room (3.9m x 2.9m)
Study (4.3m x 2.6m)
Utility (3.2m x 2.8m)

Bed One (4.3m x 4.1m)
Bed One en-suite (3.1m x 1.4m)
Bed Two (4.6m x 3.2m)
Bed 2 ensuite (2.5m x 1.3m)
Bed Three (4.3m x 2.6m)
Bed Four (4.6m x 2.4m)
Bathroom (3.3m x 2.1m)



Ground Floor



First Floor

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Plot Three

Lounge (5.6m x 4.6m)
Kitchen & Dining (5.6m x 4.3m plus 3.4m x 3.3m)
Family Room (3.9m x 2.9m)
Study (4.3m x 2.6m)
Utility (3.2m x 2.8m)

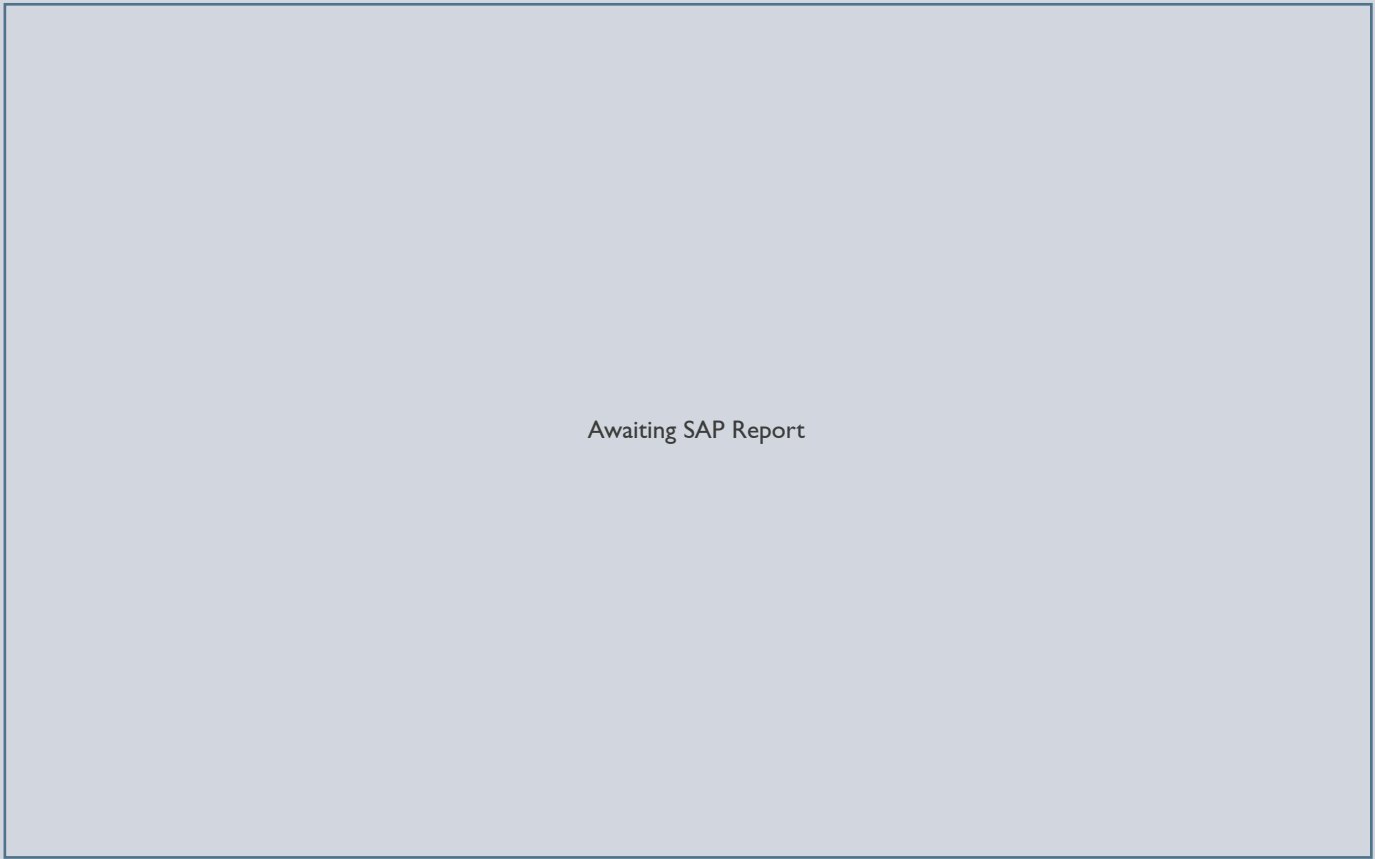
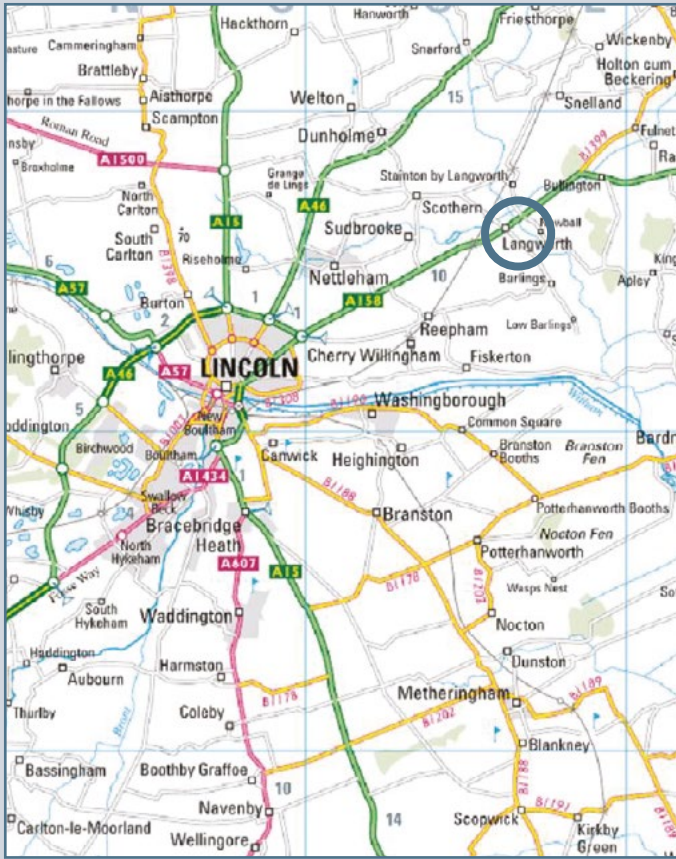
Bed One (4.4m x 4.1m)
Bed One en-suite (3.1m x 1.4m)
Bed Two (4.6m x 3.2m)
Bed Two en-suite (2.5m x 1.3m)
Bed Three (4.3m x 2.6m)
Bed Four (4.6m x 2.4m)
Bathroom (3.4m x 2.1m)



Ground Floor



First Floor



Awaiting SAP Report

POSTCODE - LN3 5DD

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

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