



45 EAST END, LANGTOFT
PE6 9LP £430,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

With an enclosed private well kept rear garden, this greatly improved detached stone fronted cottage is presented in immaculate order throughout and has been greatly improved by the present vendors to an exceptionally high standard. The entrance hall includes a study area and leads to a lounge with fireplace, a large dining room and a contemporary kitchen. To the first floor there are three double bedrooms and a luxury four piece bathroom suite. The block paved driveway leads to a single garage with large garden room beyond which has French doors opening onto the patio. This individual quality home is ideally situated and viewing of this character home is highly advised.

Front entrance door opening to

ENTRANCE HALL 11'7 x 7'6 (3.53m x 2.29m)

A spacious entrance hall with study area, radiator and window overlooking the rear garden.

CLOAKROOM

Comprising low flush WC, wash hand basin, radiator and window to rear aspect.

LOUNGE 19'3 x 10'3 (5.87m x 3.12m)

With fireplace housing electric smoke effect fire but potential for open fire behind, this light and airy room has TV point, radiator, stairs to first floor and window to front aspect with shutters.

DINING ROOM 17' x 10' (5.18m x 3.04m)

A good size room with fitted cupboards, contemporary composite work surface, TV point, radiator, window to front aspect and shutters, further window to side aspect and open access to

KITCHEN 18'3 x 8'7 (5.56m x 2.62m)

Comprising ample wall and base units, glazed display cabinets, double fronted pantry unit, contemporary composite work surface, built in double oven with induction hob, integrated dishwasher, washing machine and fridge freezer; sink unit, radiator, window to rear aspect and upvc stable door to rear garden.

LANDING

With study area, display shelf, access to loft, boiler cupboard and window to front aspect.

BEDROOM ONE 17' x 9'7 (5.18m x 2.92m)

With fitted wardrobe, radiator and window to front aspect with shutters.

BEDROOM TWO 13'5 x 10' (4.09m x 3.04m)

With radiator and windows to front and side aspects.

BEDROOM THREE 15'3 x 7'6 (4.65m x 2.29m)

With radiator and window to rear aspect enjoying views of the garden.

BATHROOM 11'6 x 7'8 (3.51m x 2.34m)

A four piece suite comprising large shower cubicle, panelled bath, vanity wash hand basin, low flush WC, radiator and window to side aspect.

OUTSIDE

The large block paved driveway provides parking for two vehicles and leads to an oversized garage of 16'8 x 10'6 (5.08m x 3.20m) with electric roller door, power, lighting, upvc window to side and door to

GARDEN ROOM 18'9 x 11'3 (5.72m x 3.43m)

With French doors opening onto the lawned gardens, this relaxing room has vaulted ceiling, exposed beams, further glazed window and door to garage.

The stunning private rear gardens provide a high degree of privacy with an abundance of mature shrubs, well kept shaped lawns with flower beds, path, gravelled area, two patios, feature stone wall, large Fig tree and large store cupboard.

EPC RATING: D

Awaiting Floorplan

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