



**BLEAK HOUSE FARM, STOWE ROAD
LANGTOFT PE6 9NE £625,000**

FREEHOLD



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Situated on the outskirts of Langtoft village enjoying countryside views, this impressive detached Victorian farmhouse offers generous accommodation throughout as well as lovely high ceilings and sash windows. Approached via wrought iron electric gates providing parking for many vehicles and leading to the double garage, this substantial home has a welcoming 19' L shaped hallway, a light and airy sitting room and a spacious dining room with open access to the 19' kitchen. To the first floor, the large landing gives access to all four bedrooms and the family bathroom, the master bedroom having en suite. This superb secluded family home has a wealth of character and significant scope for development to provide further accommodation.

Entrance door opening to

ENTRANCE HALL 19'3 x 14'3 (5.87m x 4.34m)
A most impressive L shaped hall with radiator and stairs to first floor with built in storage cupboard beneath.

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

SITTING ROOM 14' x 14' (4.27m x 4.27m)
This light and airy room has two windows to front aspect, fireplace, radiator, TV point and double doors opening to

CONSERVATORY 16'5 x 13'3 (5.00m x 4.04m)
Of brick and upvc construction, this large westerly facing conservatory has tiled flooring and French doors opening onto the patio and gardens.

DINING ROOM 13'10 x 12'8 (4.22m x 3.86m)
Ideal for entertaining, this large room has open access to kitchen breakfast room, radiator and windows to front and side aspects.

KITCHEN BREAKFAST ROOM 19'2 x 9'9 (5.84m x 2.97m)
This large kitchen previously had permission to extend and this could potentially be reinstated (STP). Comprising ample wall and base units, built in dishwasher and fridge freezer, cooking range (available by separate negotiation), extractor hood, work surface, wall tiling, sink unit, fridge space, breakfast area and door to

MASTER BEDROOM 14' x 14' (4.27m x 4.27m)
With fitted wardrobes, fireplace, windows to front and side aspects, radiator and door to

EN SUITE
Comprising shower cubicle, wash hand basin, low flush WC, radiator, wall tiling and window to front aspect.

BEDROOM TWO 10' x 9'9 (3.04m x 2.97m)
With radiator and windows to front and side aspects.

BEDROOM THREE 14' x 8' (4.27m x 2.44m)
With radiator and window to rear aspect.

BEDROOM FOUR 9'2 x 8'8 (2.79m x 2.64m)
With radiator and window to rear aspect.

BATHROOM 10' x 9'6 (3.04m x 2.90m)
Comprising panelled bath, shower cubicle, wash hand basin, low flush WC, radiator, wall tiling and window to side aspect.

OUTSIDE
The wrought iron double opening electric gates open to a large driveway providing parking for many vehicles and this leads to the detached double garage of 23' x 17'4 (7.01m x 5.28m), with up and over door, power, lighting, window to side aspect and side personal door.

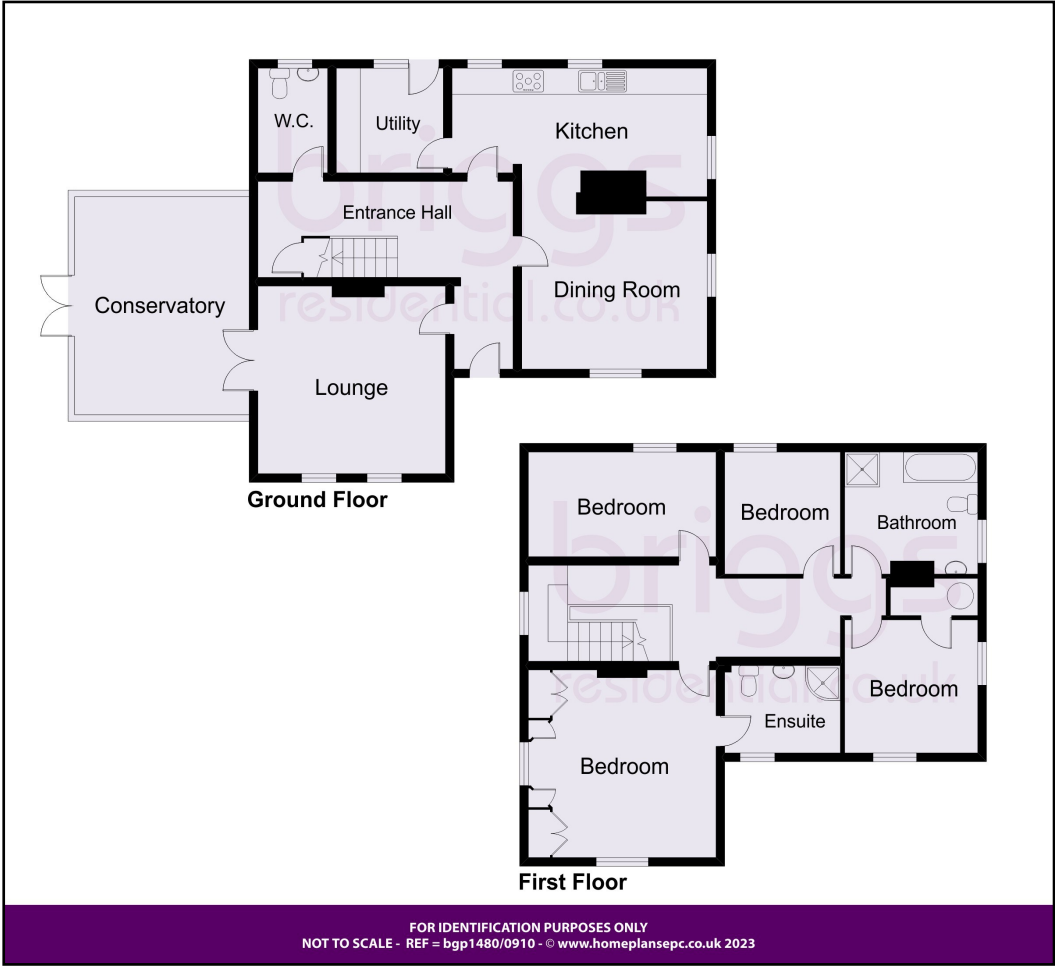
The private front gardens have a southerly aspect and are mainly laid to lawn with mature shrubs whilst the side westerly facing patio area and lawned rear gardens are enclosed by mature hedging and trees.

UTILITY ROOM
With wall and base units, plumbing for washing machine, sink unit, window to rear aspect and door to rear garden.

LANDING
A superb landing with reception area, radiator and window to side aspect enjoying views over countryside.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)



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