



6 Aquila Way, Langtoft PE6 9NN

£360,000



\*\*\* DETACHED FAMILY HOME \*\*\* This three double bedroom home is situated in the sought-after village of Langtoft. Briefly comprising entrance hall, spacious lounge, downstairs cloakroom, dining room with French doors into the garden, modern kitchen/breakfast room and utility room. Upstairs, there are three double bedrooms, with a refitted en-suite shower room to the principle, and a modern family bathroom. Externally, there is ample off road parking, an over sized single garage and a spacious rear garden. EPC Energy Rating D / Council Tax Band D.



**UPVC DOOR INTO:**

**ENTRANCE HALL**

Stairs to first floor accommodation with storage under, radiator, laminate flooring. Window to front and coving to the ceiling.

**DOWNSTAIRS CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin with tiled splashback and low level WC. Window to the side, coving to the ceiling, laminate flooring and radiator.

**LOUNGE**

14' 2" x 11' 3" (4.32m x 3.43m) (Approx) Double radiator, laminate flooring, coving to ceiling. Window to the front.

**'L' SHAPE KITCHEN / BREAKFAST ROOM**

14' 9"max x 11' 6" max (4.50m max x 3.51m max) (Approx) Fitted with range of eye level and base units with wooden worktop over. Sink with mixer tap over and tiled splashback. Oven and hob with extractor over. Larder cupboard, space for American style fridge / freezer. Breakfast bar, wooden shelving, laminate flooring, double radiator, coving to ceiling, inset spotlights, plinth lighting. Two windows to the rear.

**UTILITY ROOM**

Fitted with eye level units, tiled splashback, radiator, wooden worktop with space and plumbing under for washing machine and tumble dryer. Opening to:

**INNER HALLWAY**

Door to garage, Door to garden.

**DINING ROOM**

9' 3" x 11' 5" (2.82m x 3.48m) (Approx) Laminate flooring, coving to ceiling. French doors to the garden.

**HALF LANDING AND LANDING**

Radiator. Window to the front.

**BEDROOM ONE**

14' 9" max x 11' 6" max (4.50m max x 3.51m max) (Approx) Two windows to the rear. Radiator, coving to ceiling.

**EN SUITE**

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC. Heated towel rail, laminate flooring, coving to ceiling, part tiled, extractor fan.

**BEDROOM TWO**

11' 3" x 9' 2" (3.43m x 2.79m) (Approx) Window to the front. Radiator, coving to ceiling.

**BEDROOM THREE**

9' 3" x 7' 9"min (2.82m x 2.36m min) (Approx) Window to the rear. Radiator, coving to ceiling.

**FAMILY BATHROOM**

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC. Laminate flooring, radiator, extractor fan, part tiled. Window to the side.

**OUTSIDE**

To the front, there is a large gravelled driveway with path to the front door.

To the rear, the garden is laid to lawn and enclosed by timber fencing, gated to the front. Patio areas.

**GARAGE**

Oversized single garage with up and over door to the front.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

