

42 EAST END, LANGTOFT PE6 9LP £650,000

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

This stunning detached village home with a contemporary twist and a wealth of character throughout just has to be seen to appreciate what's on offer! This unique property has a beautiful large south facing garden and an adjoining two bedroom annex. The main property has two cozy reception rooms including a sitting room with log burner, exposed stone walls and exposed beam and the recently re-fitted cottage style country kitchen oozes character with a traditional Aga. To the first floor there are two bedrooms with a luxury en suite bathroom. The adjoining two bedroom annex comprises a lounge, kitchen, two bedrooms and a bathroom. This annex used to be accessed from the main kitchen and still has a lintel which could be reinstated if required. Offered for sale in excellent decorative order throughout, this individual home is approached via electric gates to the side providing parking for several vehicles and there is also a gated entrance to the rear with car port and parking for many more vehicles. This area could also potentially be used as a building plot subject to planning. Viewing of this amazing home is highly advised so book your viewing today.

Entrance door opening to

ENTRANCE HALL

This welcoming spacious entrance hall has stairs to first floor, cloaks area, radiator, utility area and door to rear garden.

LOUNGE 12'4 x 11'1 (3.76m x 3.37m)

This relaxing room has a recessed cast iron wood burner set within an attractive surround, French doors opening onto the south facing rear garden, radiator and window to front aspect.

SITTING ROOM 12'4 x 12' (3.76m x 3.65m)

This light and airy room has a cast iron wood burner set within the chimney breast with exposed bricks above, display shelving either side, exposed stone wall and beams, radiator, window to front aspect and door to

KITCHEN DINING ROOM 17'2 x 11'9 (5.23m x 3.58m)

A recently fitted quality cottage style kitchen comprising wall and base units, dresser unit, display shelving, double Belfast sink unit with mixer tap above, Aga, integrated dishwasher, space for fridge freezer, radiator, dining area, mosaic tiled flooring, window to side aspect and stable door to rear garden. Behind the fridge freezer is where the entrance to the annex used to be and this could easily be reinstated if required.

GROUND FLOOR BATHROOM

Comprising walk in double shower cubicle, vanity wash hand basin, low flush WC, tiled walls, tiled flooring, heated towel rail and window to rear aspect.

UTILITY AREA 13'4 x 6'5 (4.06m x 1.96m)

Entered via the hallway with base units, plumbing for washing machine, space for tumble dryer and access to rear garden.

FIRST FLOOR

LUXURY EN SUITE BATHROOM 13' x 7'1 (3.96m x 2.16m)

Accessed from the landing this beautiful bathroom comprises a free standing roll top bath, vanity unit housing twin wash hand basins, low flush WC, traditional style heated towel rail, exposed wood flooring and beams, dormer window to rear aspect and beamed doorway leading to

MASTER BEDROOM 13'5 x 13' (4.09m x 3.96m)

This good size light and airy room has radiator, seating area and dormer windows to front and rear aspects.

BEDROOM TWO 12'4 x 12' (3.76m x 3.65m)

With fitted wardrobes, radiator and dormer window to front aspect.

OUTSIDE

Approached via electric aluminium gates providing pedestrian and vehicular access opening onto a gravelled driveway which provides ample parking and there is a further gated entrance from the rear which leads to a gravelled driveway with further parking and a double open car port. The superb south facing private gardens have a patio area, pond surrounded by shrubs and gravelled area with flower beds and well kept lawns with matures trees and shrubs and timber shed.

THE ANNEX/FURTHER ACCOMMODATION

LOUNGE 11'10 x 11'8 (3.61m x 3.56m)

This lovely room has two radiators, TV point, windows to front aspect and open access to hallway.

KITCHEN 11'10 x 8'3 (3.61m x 2.51m)

A modern kitchen comprising wall and base units, cooking range with mirror splash-back, glazed display cabinets, double Belfast sink unit, space for fridge freezer, tiled floor, window to side aspect and stable door to rear garden.

INNER HALLWAY

A spacious area providing access to the two bedrooms and bathroom.

BEDROOM THREE 12' x 11'4 (3.65m x 3.45m)

With fitted wardrobes, radiator and French doors with windows either side opening onto the rear garden.

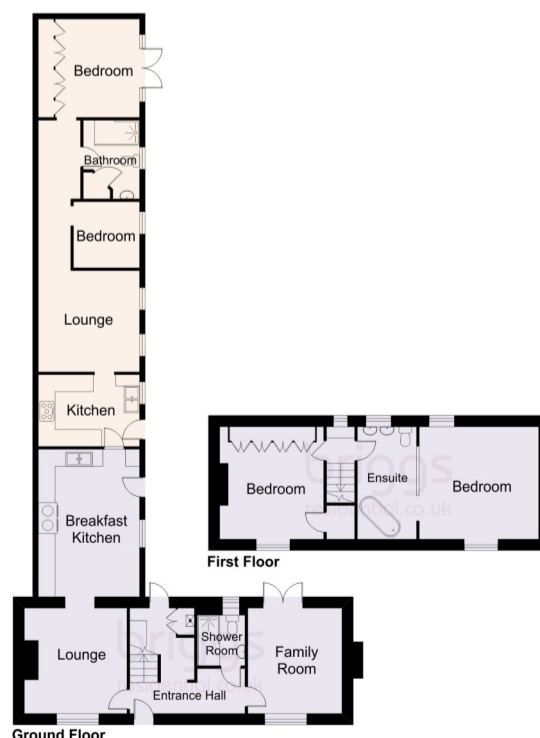
BEDROOM FOUR 7'7 x 7'7 (2.31m x 2.31m)

With radiator and window to side aspect.

BATHROOM

Comprising walk in double shower cubicle, vanity wash hand basin, low flush WC, tiled walls, heated towel rail, window to side aspect and cupboard housing plumbing for washing machine.

EPC RATING: E



FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE - REF = b9p1487/0917 - © www.homeplansepc.co.uk 2023

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.