



73 WEST END, LANGTOFT  
PE6 9LU                      £560,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300



**W**ith a large south facing enclosed private rear garden backing onto open countryside, this impressive contemporary detached bungalow has been greatly improved to a very high standard by the present owners and must be seen. With internal oak doors throughout, this immaculate home is entered via a lovely large hallway and features a 22' fitted quality kitchen with built in appliances and French doors opening onto a large patio, whilst the light and airy lounge has a wood burner for those cosy evenings. The bedrooms are spacious and the master has a dressing area as well as a luxury en suite. Approached via a large driveway which provides parking for many vehicles and with further vehicular access from the rear, this individual home will not disappoint.

Front entrance door opening to

**HALLWAY**

An impressive entrance with contemporary radiator, spotlighting and cupboard housing central heating boiler.

**LOUNGE** 16' x 12' (4.88m x 3.65m)

Approached via an oak and glazed door, this light and airy room has recently fitted cast iron wood burner with feature surround, spot-lighting, radiator, TV point and windows to front and side aspects.

**STUDY/BEDROOM FOUR** 7'8 x 5'7 (2.34m x 1.70m)

With radiator and window to front aspect.

**KITCHEN DINING ROOM** 22'3 x 12'3 (6.78m x 3.73m)

Recently fitted, this quality contemporary kitchen comprises wall and base units, LED plinth lighting, built in glazed dresser unit with display lighting, cooking range with extractor above, integrated dishwasher, fridge freezer and microwave, Quartz work surface incorporating sink unit, dining area, radiators, two windows to side aspect and French doors opening onto the rear patio.

**UTILITY ROOM** 7'3 x 5' (2.21m x 1.52m)

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

**BOOT ROOM**

With window to front aspect.

**MASTER BEDROOM** 11'4 x 10'6 (3.45m x 3.20m)

With radiator, window overlooking the rear garden and open access to

**DRESSING ROOM** 9' x 4'9 (2.74m x 1.45m)

With window to rear aspect and door to

**LUXURY EN SUITE**

Comprising panelled bath, low flush wc, vanity unit housing wash hand basin, tiled floor, wall tiling, heated towel rail and window to side aspect.

**BEDROOM TWO** 10'11 x 10'4 (3.33m x 3.15m)

With radiator and window to rear aspect.

**BEDROOM THREE** 8'9 x 8'9 (2.67m x 2.67m)

With radiator and window to front aspect.

**SHOWER ROOM**

A recently fitted suite comprising shower cubicle, vanity unit housing wash hand basin, low flush WC, tiled floor, wall tiling, radiator and window to front aspect.

**OUTSIDE**

Set behind a small brick wall, this delightful home is approached via a large block paved driveway which provides parking for many vehicles and there is a further gravelled area providing extra parking. The superb south facing rear garden provides a high degree of privacy and backs onto open countryside with double gates opening to a private lane. Mainly laid to well kept lawns with patio area, borders, shrubs, greenhouse and shed (both of which have electricity connected).

EPC RATING: C



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