


40 Truesdale Gardens, Langtoft PE6 9QG
£410,000


*** STUNNING KITCHEN / DINER *** This beautifully presented and thoughtfully extended three bedroom home, formerly a four bedroom property, offers generous and versatile accommodation ideal for modern family living. The ground floor briefly comprises an entrance hall, downstairs cloakroom, an impressive extension housing a home office with skylights and a separate utility room, a cosy lounge featuring a log burner with conservatory off, and a stunning kitchen/diner forming the heart of the home, complete with a central island and French doors opening onto the expansive south-facing garden. To the first floor is a spacious principal bedroom, created from the former main and fourth bedrooms, benefiting from built-in wardrobes and a refitted ensuite, alongside two further double bedrooms and a family bathroom. Externally, the property enjoys two gardens to the side and rear, together with a double garage featuring an electric roller door. EPC Energy Rating C / Council Tax Band D.

ENTRANCE HALL

UPVC door and two UPVC windows to the front, personnel door into double garage, two radiators, coving to the ceiling and stairs to the first floor accommodation. Loft access.

KITCHEN / DINER

6.40m x 4.66m max, 3.63 min (21' 0" x 15' 3") (Approx) Fitted with a range of eye level and base units with worktops over, kitchen island housing sink, wine cooler, breakfast bar and additional storage. Integrated dishwasher, space for American style fridge/freezer. Vertical modern radiator and understair pantry. UPVC French doors, windows to the rear and window to the front. Gas range style Belling cooker and fridge/freezer available via separate negotiation.

LOUNGE

5.35m x 3.15m (17' 7" x 10' 4") (Approx) UPVC windows and French doors into conservatory, UPVC window to the side. Log burner with oak beam mantle. Two radiators and coving to the ceiling.

CONSERVATORY

2.76m x 2.49m (9' 1" x 8' 2") (Approx) Brick and UPVC construction with French door into garden. Tiled flooring.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising vanity wash hand basin with tiled splashback and comfort height WC. Spotlight, radiator and coving to the ceiling.

UTILITY ROOM

Fitted with eye level and base units. Stainless steel sink with swan neck mixer tap over. Space and plumbing for tumble dryer and washing machine. Spotlights to the ceiling. UPVC door to side garden.

OFFICE

3.47m x 1.92m (11' 5" x 6' 4") (Approx) UPVC window to the rear. Two Velux skylights and coving to the ceiling. Radiator.

LANDING

Loft access and storage cupboard.

BEDROOM ONE

6.41m x 3.23m (21' 0" x 10' 7") (Approx) Comprising what was bedroom one and bedroom four. Built-in double wardrobes, feature wainscoting to one wall, coving to the ceiling and two radiators. UPVC windows to the side and to the rear.

EN-SUITE

Fitted with a three piece suite comprising tiled shower cubicle with rainfall shower head, vanity wash hand basin with bowl sink and comfort height

DOWNSTAIRS CLOAKROOM

WC with bidet. Spotlights, extractor fan and coving to the ceiling. Chrome heated towel rail. UPVC window to the front.

BEDROOM TWO

3.67m including wardrobes x 3.70m max, 2.71m min (12' 0" x 12' 2") (Approx) UPVC window to the front, coving to the ceiling, built-in wardrobe and radiator.

BEDROOM THREE

2.73m x 2.67m (8' 11" x 8' 9") (Approx) UPVC window to the rear, coving to the ceiling and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and low level WC. Fully tiled with underfloor heating. UPVC window to the rear.

OUTSIDE

To the front, the property is approached via a generous gravelled driveway providing ample off road parking for multiple vehicles, set before the double garage. The frontage is attractively enclosed with fencing to the lefthand boundary.

An enclosed side garden is accessed directly from the utility room and features a greenhouse, garden shed and established planting and shrubbery, leading around to the main rear garden. Hot tub

under pergola.

The principal rear garden is predominantly laid to lawn and bordered by mature trees, hedging and well-stocked planting, creating a private and pleasant outdoor space. A patio area provides an ideal setting for outdoor seating and entertaining, with paved access leading to the summer house. Further gated access leads back to the front of the property.

DOUBLE GARAGE

Light and power connected. Electric roller door. Window to the side.

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.

