



briggs residential

**2 ASH CLOSE
LANGTOFT PE6 9LQ
£210,000 FREEHOLD**



Situated in the heart of Langtoft village close to the shop and bus stop and offered for sale with no chain, this well kept two bedroom mid terraced bungalow has a recently updated kitchen and private south facing enclosed courtyard garden to the rear. With upvc double glazing and gas fired central heating, there is also a garage to the side and must be seen.

Visit our website: www.briggsresidential.co.uk

17 Market Place Market Deeping PE6 8EA Tel: 01778 349300

**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Front entrance door opening to

HALLWAY

With radiator.

LOUNGE

15'10 x 10'9 (4.83m x 3.28m)

With TV point, radiator and French doors opening onto the south facing courtyard garden.

KITCHEN BREAKFAST ROOM

13'7 x 8'9 (4.14m x 2.67m)

A modern kitchen comprising ample wall and base units, built in oven with hob and extractor hood above, integrated dishwasher, fridge space, breakfast area and window to rear aspect.

BEDROOM ONE

12'6 x 10'9 (3.81m x 3.28m)

With radiator and window to front aspect.

BEDROOM TWO

9'6 x 6'10 (2.90m x 2.08m)

With radiator and window to front aspect.

BATHROOM

Comprising double shower cubicle, wash hand basin, low flush WC, radiator and window to front aspect.

OUTSIDE

The driveway leads to a single garage with electric up and over door, power and lighting.

The rear courtyard garden is enclosed by a brick wall and is designed for easy maintenance with timber summer house and side access.

EPC RATING: C

