



11 Ryefield, LANGTOFT PE6 9RE

£240,000



***** VERY WELL PRESENTED ***** Set in the sought-after village of Langtoft, this immaculate three bedroom semi-detached home has a block paved driveway providing off road parking for two cars and has an enclosed garden to the rear. Internally, there is a spacious lounge, kitchen/diner, three bedrooms and a family bathroom. EPC Energy Rating C / Council Tax Band B.

LANGTOFT

The village of Langtoft nestles between the Market towns of Bourne and Market Deeping on the A15 and well located for the towns of Peterborough (10 Miles) and Stamford (8 miles). The village has good amenities including Primary school, general store and post office, hairdressers, car sales room, public house and several other businesses.

STORM CANOPY

Door into:

LIVING ROOM

16' 11" x 15' 10" (5.16m x 4.83m) (approx) TV point, phone point, two radiators, stairs to first floor accommodation with cupboard under, coving to ceiling. UPVC double glazed window to the front. Door to the front.

KITCHEN

11' 7" x 8' (3.53m x 2.44m) (approx) Fitted with a range of wall and base units with work top over, sink and drainer with tiled splashback, integral oven, four ring hob with cooker hood over. Plumbing and space for washing machine and dishwasher, space for fridge/freezer. Oak flooring, coving to ceiling. Wall mounted central heating boiler. UPVC double glazed window to the rear.

DINING ROOM

11' 7" x 7' 4" (3.53m x 2.24m) (approx) Oak flooring, coving to ceiling. UPVC double glazed French doors to the rear.

LANDING

Radiator, loft access, coving to ceiling, airing cupboard.

BEDROOM ONE

15' 11" x 9' 9" (4.85m x 2.97m) (approx) Two UPVC double glazed windows to the front. TV point, radiator, coving to ceiling.

BEDROOM TWO

13' x 8' 6" (3.96m x 2.59m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BEDROOM THREE

9' 5" x 7' (2.87m x 2.13m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BATHROOM

Fitted with a white three piece suite comprising panelled bath, pedestal wash hand basin and close coupled dual flush WC. Electric shaving point, heated towel rail and tiled flooring.

OUTSIDE

To the front, there is a block paved driveway providing off road parking for several vehicles. Storm canopy with outside lighting.

To the rear, the landscaped garden is enclosed by timber fencing, which is gated to the front. With inset shrubs, outside lighting and outside tap.

