



Rosedale
PROPERTY AGENTS

'Making your move easier'



23 Manor Close, Langtoft PE6 9NB

£185,000



***** NO ONWARD CHAIN ***** This three bedroom semi-detached home, located in the highly sought after village of Langtoft, offers an excellent renovation opportunity. The property comprises an entrance hall, spacious lounge, kitchen, and ground floor bathroom, with three well-proportioned bedrooms to the first floor. Externally, the home benefits from a generous frontage providing ample off road parking, along with a good-sized rear garden, presenting great potential to create a wonderful family home. EPC Energy Rating F / Council Tax Band B.

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UPVC ENTRANCE DOOR TO:

ENTRANCE HALL

Window pane to the front and stairs to first floor accommodation.

KITCHEN

12' 0" x 8' 0" (3.65m x 2.44m) (approx) Fitted with base units with worktop over. Stainless steel sink unit with drainer. Two larger units. Space and plumbing for washing machine. UPVC double glazed window to the front.

LOUNGE

14' 5" x 12' 0" (4.40m x 3.65m) (approx) UPVC double glazed window to the rear, fireplace surround, coving to the ceiling and storage heater.

BATHROOM

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and WC. Partly tiled, towel radiator and UPVC window to the front.

LANDING

Loft access.

BEDROOM ONE

14' 7" x 8' 11" (4.45m x 2.73m) (approx) UPVC double glazed window to the front. Airing cupboard housing hot water tank. Storage heater and transom window above door.

BEDROOM TWO

3.76m x 3.07m (12' 4" x 10' 1") (approx) UPVC double glazed window to the rear.

BEDROOM THREE

9' 2" x 6' 10" (2.80m x 2.09m) (approx) UPVC window to the rear, storage heater and transom window above door.

OUTSIDE

To the front, there is a gravel driveway providing ample parking. The garden is laid to lawn with shrubs and trees.

To the rear, the garden is laid to lawn, and is well stocked with mature shrubs and trees.

FLOORPLAN

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.

AGENT NOTE

Access to the side of the property must be retained as per a covenant in favour of the electricity company. This may prevent an extension to the side of the property. A copy of the title deed is available by request from our office.

