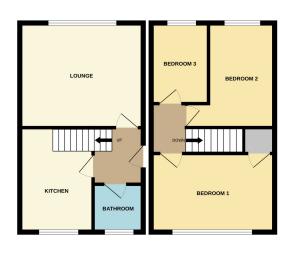




## 23 Manor Close, Langtoft PE6 9NB

£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.



# 'Making your move easier'

#### **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 larder units. Space and plumbing for washing machine. UPVC double glazed window to the front.

#### **LOUNGE**

14' 5"  $\times$  12' 0" (4.40m  $\times$  3.65m) (approx) UPVC double gazed 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"  $\times$  8' 11" (4.45m  $\times$  2.73m) (approx) UPVC double gazed window to the front. Airing cupboard housing hot water tank. Storage heater and transom window above door.

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

9' 2"  $\times$  6' 10" (2.80m  $\times$  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 form our office.



