



39 THE RIDES, LANGTOFT  
PE6 9RR OFFERS OVER £470,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

**S**ituated in this sought after development built by Parker Homes, and offered for sale with no chain, this quality detached bungalow enjoys a superb position overlooking a large green with well stocked pond. Entered via two brick pillars leading to a large paved driveway which provides parking for several cars, this home features a quality kitchen with built in appliances, separate dining room and an impressive 20'0 x 15'7 living room with feature fireplace and All Seasons conservatory beyond overlooking the enclosed rear garden. With three double bedrooms with the master having en suite, this home benefits from UPVC double glazed windows, burglar alarm system, solar panels and gas fired central heating from a recently fitted boiler. With a detached double garage this property is offered for sale in good decorative order and must be seen.

Front entrance door opening to

**HALLWAY**

With radiator, airing cupboard and access to loft via built in ladder.

**LOUNGE** 21'0 x 15'7 (6.12m x 4.70m)

An impressive room with living flame coal effect gas fire with surround and hearth, ceiling and wall lighting, TV and telephone points, two radiators, window to side aspect and double opening French doors with windows either side leading to

**CONSERVATORY** 12'9 x 11'2 (3.88m x 3.40m)

Of brick and UPVC construction with radiator, ceiling fan with lighting, electric wall heater and French doors opening to rear garden.

**DINING ROOM** 10'2 x 9'2 (3.09m x 2.79m)

With TV and telephone points, radiator and window to rear aspect.

**KITCHEN** 10'11 x 10'2 (3.32m x 3.09m)

With ample wall and base units, integrated double oven with electric ceramic hob and extractor hood above, integrated dishwasher, fridge and freezer; work surface, wall tiling, 1 1/2 bowl sink unit with mixer tap above, ceramic tiled flooring, breakfast bar, TV point, radiator and window to front aspect.

**UTILITY ROOM** 6'10 x 5'4 (2.09m x 1.62m)

With wall and base units, plumbing for washing machine, space for tumble dryer, gas fired central heating boiler, tiled floor, window to front aspect and external door.

**CLOAKROOM**

Comprising low flush WC, wash hand basin, ceramic tiled floor and radiator.

**MASTER BEDROOM** 17'0 max x 12'1 (5.18m x 3.68m)

With TV and telephone points, window to front aspect and door to

**EN SUITE**

Comprising shower cubicle, wash hand basin, low flush WC, wall tiling, ceramic tiled flooring and window to side aspect.

**BEDROOM TWO**

11'9 x 9'8 (3.55m x 2.94m)

With radiator and window to rear aspect.

**BEDROOM THREE** 11'5 x 9'8 (3.48m x 2.94m)

With TV point, radiator and window to front aspect.

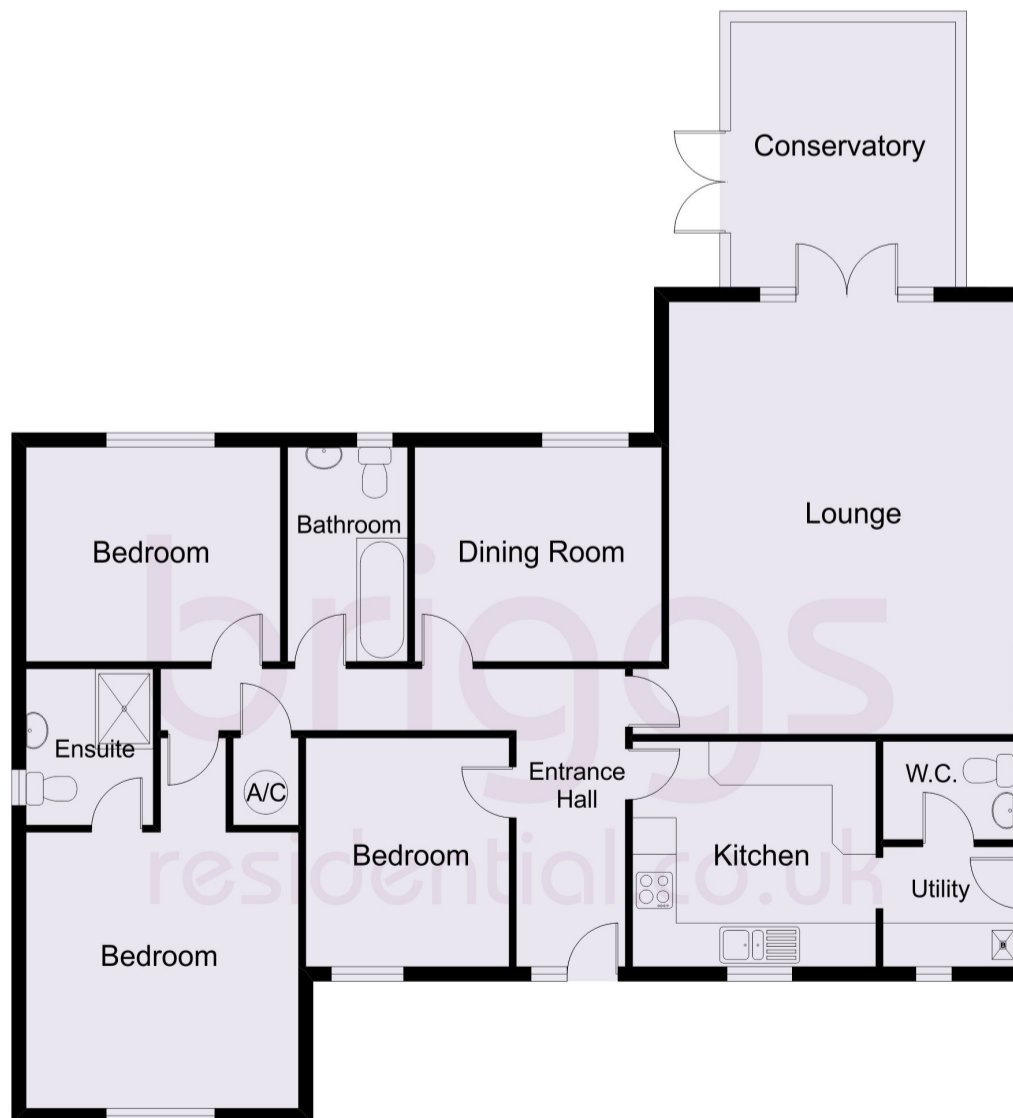
**BATHROOM**

Comprising panelled bath with Victorian style mixer taps and shower above, low flush WC, wash hand basin, electric shaver point, wall tiling, ceramic tiled flooring, radiator and window to rear aspect.

**OUTSIDE**

The large gravelled driveway provides parking for several cars and leads to a detached double garage with two up and over doors, power, lighting and side personal door. The rear garden provides a high degree of privacy and is mainly laid to a shaped lawn with mature flower borders, shrubs patio area, paving and timber shed.

EPC RATING: C



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