

Monday to Friday, 9.00am until 6.00pm  
Saturday, 9.00am until 4.00pm  
Sunday, Closed

OPENING HOURS



6 TEAL WAY, LANGTOFT  
PE6 9BY

OFFERS OVER £750,000

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**O**verlooking a large green and situated in one of the best locations on this new development, this truly stunning five bedroom detached family home is offered for sale in excellent decorative order throughout and has a fully enclosed southerly facing garden to the rear. Entered via a large hallway with oak and glazed staircase, this superb home has underfloor heating to the ground floor, a 23' bright and airy lounge, 23' x 17' kitchen/dining/family room, a study with built-in quality furniture and fifth bedroom/dressing room with built-in quality fittings. This stunning home also has a large 16' x 11' galleried landing, a 17' master bedroom with dressing area and luxury en-suite and a double garage which is presently converted into a large gym/office. Viewing of this quite magnificent home is highly advised to appreciate the superb accommodation available.

Double opening entrance doors leading to

**RECEPTION HALLWAY** 14'7 x 11' (4.45m x 3.35m)

A most impressive entrance to this home with an oak and glazed staircase leading to the first floor, ceramic tiled flooring, built-in cloaks cupboards and doors to all principal rooms.

**CLOAKROOM**

Comprising low flush WC, wash-hand basin and tiled flooring.

**LOUNGE** 23'9 x 14'2 (7.24m x 4.32m)

A light and airy room with two windows to front elevation and French doors leading onto the southerly facing rear garden.

**STUDY** 9'7 x 7'7 (2.92m x 2.31m)

A fantastic study enjoying views over the rear garden, with a range of built-in quality furnishings including drawers, cupboards, desk and display shelving.

**KITCHEN/DINING/FAMILY ROOM** 23' x 17'2 (7.01m x 5.23m)

Featuring a contemporary kitchen with a range of wall and base units with built-in quality appliances, sink unit, quality work surface, central island unit, tiled flooring, dining area, family area, two windows to front elevation, further window to side elevation, door to Utility Room and bi-folding doors opening onto the rear southerly facing patio.

**LANDING** 16' x 11' (4.88m x 3.35m)

With a rectangular glass and oak staircase, this impressive landing has built-in storage cupboard, built-in airing cupboard, radiators and window to front elevation.

**MASTER SUITE** 17'9 x 12'5 (5.41m x 3.78m)

A large master bedroom with radiator, two windows to front elevation and dividing wall for the dressing area which has a range of built-in fitted quality wardrobes and vanity unit.

**LUXURY EN-SUITE**

Comprising walk-in double shower cubicle, two wash-hand basins with cupboards below, low flush WC, wall tiling, heated towel rail and window to side elevation.

**BEDROOM TWO** 15' x 10'2 (4.57m x 3.10m)

With radiator, dressing area and two windows to front elevation and door to

**EN-SUITE**

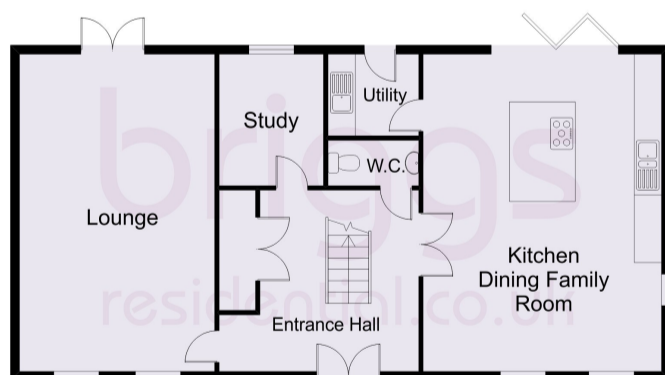
Comprising double shower cubicle, wash-hand basin, low flush WC and heated towel rail.

**BEDROOM THREE** 17'8 x 10'2 (5.38m x 3.10m)

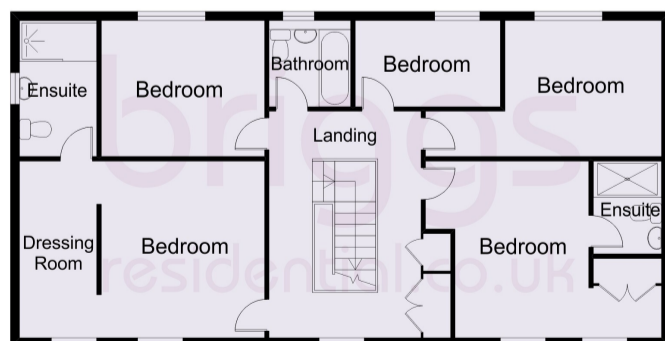
With radiator and window to rear elevation.

**UTILITY ROOM**

With plumbing for washing machine, space for tumble dryer, sink unit, work surface and door to rear garden.



Ground Floor



First Floor

**BEDROOM FOUR** 11'4 x 9'10 (3.45m x 3.00m)

With radiator, panelled walls and window to rear elevation.

**BEDROOM FIVE/DRESSING ROOM** 10'9 x 6'3 (3.28m x 1.91m)

A little piece of luxury, this room has a range of fitted quality units including hanging rails, drawers and display shelving.

**BATHROOM**

Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to rear.

**OUTSIDE**

The property is set behind a stone wall and overlooks a green to the front with a large driveway which provides parking for many vehicles.

The double garage, which has been professionally converted into a gym/office has two electric doors with storage behind.

**GYM/OFFICE** 17'10 x 13'5 (5.44m x 4.09m)

With spotlighting, wall heater and door to side.

The rear garden, which has a southerly aspect, is mainly laid to lawn and enclosed by fencing with a large patio area and further pagoda.

EPC RATING: B

COUNCIL TAX BAND: F (SKDC)

**Agent's Note:**

The Vendors have informed us that there is an annual service charge of £275.00 which covers upkeep and maintenance of communal areas.

**ANTI-MONEY LAUNDERING REGULATIONS**

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.