

Opening Hours: Monday to Friday - 9.00am until 6.00pm  
Saturday - 9.00am until 4.00pm Sunday - CLOSED



22 WEST END, LANGTOFT,  
PE6 9LS OFFERS OVER £280,000

FREEHOLD



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*This lovely semi detached period cottage is offered for sale in excellent decorative order throughout and features a large fully enclosed, well kept rear garden which leads down to the detached double garage which has potential to be used as an annex, with cloakroom and double doors leading onto the rear garden. Ideal for a professional couple or early retired couple, this home has a good size master bedroom with exposed stone wall and en suite bathroom. The ground floor has a lounge with feature fireplace and a fitted quality kitchen with oak work surface. Outside there is a courtyard area and two outbuildings housing cloakroom and shower room. With gas fired central heating, viewing of this cottage is highly advised to appreciate the superb accommodation of this unique home.*

Front entrance door opening to

**LIVING ROOM** 19'6 x 14'8 (5.94m x 4.47m)  
A good sized living room with feature fireplace, radiator, TV point, dining area, two windows to front elevation and stairs leading to first floor.

**KITCHEN** 11'10 x 9'5 (3.60m x 2.87m)  
A good sized kitchen with a range of ample wall and base units, built-in cooker with electric hob and stainless steel extractor hood above; oak work surface, attractive wall tiling, fridge space, Belfast sink unit, quarry tile flooring, central heating boiler, window to rear elevation and door to rear garden.

**FIRST FLOOR**

**BEDROOM** 14'11 x 14' (4.54m x 4.26m)  
A most impressive master bedroom with feature exposed stone wall, two windows to front elevation and further window to rear elevation, radiators, built-in wardrobes and door to

**EN SUITE BATHROOM**  
Comprising large corner bath, wash hand basin, low flush WC, radiator, half tiled walls and window to side elevation.

**DOUBLE GARAGE** 20' x 19'9 (6.09m x 6.02m)  
With roller door, window to rear elevation with granite window sill, power, lighting and double opening doors to the rear garden.

**CLOAKROOM**  
Comprising wash hand basin, low flush WC, ceramic tiled flooring, window to rear elevation with granite window sill.

The superb rear gardens are ideal for entertaining with a courtyard area with raised borders, two brick built outbuildings, one housing a low flush WC and the other housing a shower area.

The extensive lawned garden provides a high degree of privacy and is exceptionally well kept with borders, paving, patio area and cooking area.

EPC RATING: D



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