

OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



**1 RYEFIELD, LANGTOFT
PE6 9RE**

£300,000

FREEHOLD



**briggs
residential**

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SOLD BEFORE MARKETING COMMENCED. *Extended to the side and rear, this impressive three bedroom, semi-detached family home features an open-plan 21’ x 14’ kitchen/dining/family room, separate lounge with vaulted ceiling, large master bedroom with en-suite and a good size fully enclosed garden to the rear. Offered for sale in good condition throughout, this well-kept home is perfect for the growing family and is situated in this highly sought-after location.*

Entrance door opening to

KITCHEN/DINING/FAMILY ROOM 21’ x 14’4 (6.40m x 4.37m)
A most impressive open-plan room with a contemporary kitchen with a range of ample wall and base units and built-in appliances, central island unit, dining area, family area, understairs storage cupboard, radiators, internal door to garage, stairs leading to first floor, patio doors opening onto rear garden and door to

LOUNGE 14’9 x 10’ (4.50m x 3.05m)
Featuring a high vaulted ceiling, radiator, wall-mounted TV point and windows to rear and side elevations.

LANDING

BEDROOM ONE 15’7 x 8’5 (4.75m x 2.57m)
With radiator, window to front elevation and door to

EN-SUITE
A modern suite comprising shower cubicle, wash-hand basin, low flush WC, fully tiled walls, heated towel rail and window to rear elevation.

BEDROOM TWO 13’8 x 9’2 (4.17m x 2.79m)
With radiator and two windows to front elevation.

BEDROOM THREE 11’ x 7’6 (3.35m x 2.29m)
With radiator and window to rear elevation.

BATHROOM
An impressive bathroom comprising, free-standing bath, wash-hand basin, low flush WC, fully tiled walls, heated towel rail and window to rear elevation.

OUTSIDE
The property has a driveway which provides parking for two vehicles and leads to a single garage.

The rear garden, which is fully enclosed, is mainly laid to lawn with a large decked area.

EPC RATING: TBC

COUNCIL TAX BAND: B (SKDC)

Awaiting Floorplan

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.