



54 WEST END, LANGTOFT
PE6 9LU GUIDE PRICE **£550,000**

FREEHOLD



Briggs Residential
17 Market Place
Market Deeping
PE6 8EA

01778
349300

Featuring a stunning family room with lantern light window and bi-folding doors opening onto the large gardens, this established, extended detached family home is situated in the centre of the village and offers potential to extend. With three reception rooms, a good size kitchen and three double bedrooms with en suite to the master, this traditional home also benefits from a large driveway which provides parking for many vehicles and viewing is highly advised.

Front entrance door opening to

HALLWAY

With stairs to first floor with built in cupboard beneath.

LOUNGE 13'4 x 11' (4.06m x 3.35m)

With ornamental fireplace and beam above, radiator, TV point and window to front aspect.

DINING ROOM 13'9 x 11'9 (4.19m x 3.58m)

A spacious room with radiator, window to front aspect and double opening doors to

FAMILY ROOM 15'3 x 15'2 (4.65m x 4.62m)

This most impressive light and airy room has a superb lantern light window, two windows to side aspect, bi-folding doors opening onto the rear garden, tiled floor, focal cast iron woodburner, door to utility room and open access to

KITCHEN 15'3 x 9'2 (4.65m x 2.79m)

Comprising ample wall and base units, work surface, space for cooking range, plumbing for dishwasher, space for American style fridge freezer, sink unit and window to side aspect.

UTILITY ROOM 11'9 x 9'2 (3.58m x 2.79m)

With base units, plumbing for washing machine, space for tumble dryer, Belfast sink unit, work surface, cloaks area, heated towel rail, window to rear aspect, door to rear garden and door to

CLOAKROOM

Comprising low flush WC and wash hand basin.

LANDING

MASTER BEDROOM 13'5 x 11' (4.09m x 3.35m)

With radiator, window to front aspect and door to

EN SUITE

Comprising shower cubicle, low flush WC, wash hand basin, radiator and window to front aspect.

BEDROOM TWO 13'7 x 11'9 (4.15m x 3.58m)

With radiator and window to front aspect.

BEDROOM THREE 11' x 9'2 (3.35m x 2.79m)

With radiator and window to rear aspect.

BATHROOM

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

OUTSIDE

The large gravelled driveway provides parking for many vehicles and leads to a single garage with outbuildings beyond. There is further access to the side of the property which provides additional parking if required.

The stunning gardens provide a high degree of tranquil privacy and are mainly laid to lawn with patio, mature trees, shrubs, patio and further side garden.

EPC RATING: TBA



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