



25 Deer Park Road, Langtoft, Lincolnshire PE6 9RD

£315,000



*** SOUGHT AFTER VILLAGE LOCATION *** This four bedroom semi detached family home can be found in the village of Langtoft, a desirable location with good local amenities and schooling. The ground floor offers a spacious living area, with a modern kitchen diner, sitting room / dining room and lounge with feature fireplace. To the first floor there are four bedrooms and a family bathroom. Outside, an easy maintenance front garden offers ample off road parking and garage. The rear garden has raised decking, patio and a lawn area with mature trees. EPC energy rating C - Council Tax Band B.

ENTRANCE PORCH

UPVC triple glazed window to the front, door to the side. Radiator. laminate flooring, cloak cupboard.

LOUNGE

18' 4" x 13' 6" (5.59m x 4.11m) (approx) Radiator, laminate floor, TV point, stairs to first floor accommodation, multi fuel burner. UPVC double glazed window to the front.

DINING ROOM

18' 2" x 11' 4" (5.54m x 3.45m) (approx) Radiator, laminate flooring, TV point. UPVC triple glazed French doors to the rear.

KITCHEN / BREAKFAST ROOM

17' 6" x 9' 2" (5.33m x 2.79m) (approx) Fitted with a range of eye level and base units with worktop over, with floor-to-ceiling cabinetry. One and a half bowl sink and drainer with mixer tap over, tiled splashback. Five ring gas hob with stainless steel hood over. Double oven, integrated dishwasher, integrated fridge / freezer, breakfast bar, vertical radiator. UPVC double glazed door to the rear, UPVC double glazed window to the rear. Personnel door to the garage.

LANDING

Airing cupboard, housing Worcester Bosch combi boiler. Loft hatch . Doors to:

BEDROOM ONE

20' 10" x 7' 7" (6.35m x 2.31m) UPVC double glazed windows to the front and rear. Radiator, laminate floor, loft hatch, TV point.

BEDROOM TWO

13' 5" x 10' 1" (4.09m x 3.07m) (approx) UPVC double glazed window to the front. Laminate flooring, TV point, radiator.

BEDROOM THREE

10' 3" x 10' 1" (3.12m x 3.07m) (approx) UPVC double glazed window to the rear. Laminate flooring, radiator.

BEDROOM FOUR

8' 11" x 8' 0" (2.72m x 2.44m) (approx) UPVC double glazed window to the front. Storage cupboard, laminate flooring, radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, concealed cistern dual flush WC. Heated towel rail, tiled walls. UPVC double glazed window to the rear.

GARAGE

20' 10" x 7' 7" (6.35m x 2.31m) (approx) Up and over door to the front. Door to kitchen. Power and light connected. Space and plumbing for washing machine.

OUTSIDE

To the front, there is a block paved area providing ample off road parking. There is a slated area and mature shrubs.

To the rear, the garden is enclosed by timber fencing. Raised decking, patio and lawn area. Mature trees, and shrub borders. Outside tap and outside lighting.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

