



**55 Stowe Road, LANGTOFT PE6 9NE**

**£258,500**



\*\*\* VILLAGE LOCATION \*\*\* This four bedroom semi-detached property is located in the sought-after village of Langtoft. Sitting on an envious plot, with generous front and rear gardens, this family home briefly comprises entrance hall, lounge, extended kitchen/diner and modern family bathroom. Upstairs, there are four bedrooms and a cloakroom. There is ample off road parking to the rear. Viewing is essential to appreciate this home. Call on 01778 382300 to book your viewing. EPC Energy rating C - Council Tax band A

**UPVC DOUBLE GLAZED DOOR TO:**

**ENTRANCE HALL**

Radiator, stairs to first floor accommodation.

**LOUNGE**

14' 1" max x 11' 1" max (4.29m max x 3.38m max) (approx) Radiator, TV point. UPVC double glazed window to the front. There is a log burner in the fireplace, boarded in.

French doors to:

**DINING AREA**

11' 1" x 7' 1" (3.38m x 2.16m) (approx) Radiator, downlighting, storage cupboards. Door to family bathroom.

Opening to:

**KITCHEN / DINER**

17' 1" x 8' 1" (5.21m x 2.46m) (approx) Fitted with a range of eye level and base units with slate style worktop over. Undermount sink and inset drainer with mixer tap over and tiled splashback. Eye level double oven, induction hob and cooker hood over. Integrated fridge/freezer and dishwasher, tiled flooring, downlighting. UPVC double glazed window and door to the rear. UPVC double glazed French doors to the garden.

**DOWNSTAIRS BATHROOM**

Fitted with a three piece suite comprising bath with waterfall shower over and glass screen, vanity wash hand basin with waterfall tap and low level WC. Boiler cupboard housing wall mounted combi boiler. chrome heated towel rail, fully tiled, UPVCV double glazed window to the side.

**LANDING**

Access to boarded loft with pull down ladder, radiator. UPVC window to side.

**BEDROOM ONE**

15' 1" x 9' 1" (4.60m x 2.77m) (approx) UPVC double glazed window to the front. Over stair wardrobe, radiator, coving to ceiling.

**BEDROOM TWO**

9' 11" x 6' 10" (3.02m x 2.08m) (approx) UPVC double glazed window to the rear. Radiator. coving to ceiling.

**BEDROOM THREE**

9' 1" x 6' 0" (2.77m x 1.83m) (approx) UPVC double glazed window to the rear. Radiator.

**BEDROOM FOUR**

10' 1" x 5' 1" (3.07m x 1.55m) (approx) UPVC double glazed window to the rear. Radiator. Coving to ceiling.

**CLOAKROOM.**

Two piece suite comprising wash hand basin and low level WC. Tiled flooring.

**OUTSIDE**

To the front, the garden is laid to lawn with mature shrubs and path to the front door.

To the rear, the garden is enclosed by timber fencing. Extensive patio area, mainly laid to lawn with mature shrubbery, and patio stepping stones leading to the parking at the rear.

**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.

