



25 Wheatfield, Langtoft PE6 9RJ

£220,000



\*\*\* CUL DE SAC LOCATION \*\*\* This well presented property is set within a sought after village location and enjoys generous accommodation. The ground floor offers a welcoming entrance hall with cloakroom, a comfortable lounge, separate dining room, well appointed kitchen, utility room, and a bright conservatory that opens onto the garden. Upstairs, the property provides three good sized bedrooms along with a family bathroom. Outside, there is an enclosed rear garden ideal for relaxing or entertaining, while the front of the property benefits from two allocated parking spaces. EPC Energy Rating D - Council Tax Band B.\*

**DOOR WITH SIDE WINDOW**
**ENTRANCE HALL**

Radiator. Stairs to first floor accommodation.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and WC, Radiator.

**DINING ROOM**

9' 5" x 7' 4" (2.88m x 2.23m) (approx) Radiator. UPVC window to the front. Door to kitchen.

**KITCHEN**

9' 5" x 7' 4" (2.88m x 2.24m) (approx) Fitted with a range of eye level and base units with worktop over. Built in electric fan assisted oven and hob with extractor hood over. One and a half bowl stainless steel sink and drainer. Space and plumbing for dishwasher. Space for fridge. Breakfast bar. Spotlights. Radiator, tiled walls. UPVC window to the rear.

**UTILITY ROOM**

Space and plumbing for washing machine, space for fridge / freezer. Work surface, boiler. UPVC door to the rear garden.

**LOUNGE**

19' 11" x 8' 8" (6.07m x 2.64m) (approx) Two radiators. UPVC window to the front. Sliding patio doors to:

**CONSERVATORY**

7' 2" x 5' 10" (2.18m x 1.79m) (approx) Brick and UPVC construction. Doors to the rear garden.

**LANDING**

Loft access with ladder. Airing cupboard with shelving. UPVC window to the rear.

**BEDROOM ONE**

13' 7" x 9' 6" (4.15m x 2.89m) (approx) UPVC window to the front. Radiator.

**BEDROOM TWO**

4.31m x 2.69m (14' 2" x 8' 10") (approx) UPVC window to the front. Built in cupboard, radiator.

**BEDROOM THREE**

9' 6" x 6' 11" (2.90m x 2.12m) (approx) UPVC window to the rear. Radiator.

**BATHROOM**

Fitted with a three piece suite comprising 'P' shape bath with shower over, wash hand basin and WC. Radiator, fully tiled, extractor fan. UPVC window to the rear.

**OUTSIDE**

To the front of the property there is allocated parking for two vehicles.

To the rear, the garden is enclosed by timber fencing. Side gate leads to access, and to the front. Paved patio area. Field views.

**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.

