

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



**32 TRUESDALE GARDENS, LANGTOFT  
 PE6 9QG**

**£429,000**

**FREEHOLD**



**briggs  
 residential**

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Perfect for the growing family, this FIVE bedroom, extended, detached home has three reception rooms, a double garage and is set on a good sized plot with a fully enclosed garden to the rear. With three bathrooms to the first floor, this property, which has never been available before and is set within one of the areas' most sought after villages, has a kitchen/breakfast room, 11' x 10' utility/breakfast room and offers versatile accommodation. Ask the Briggs Team today to book your viewing.

Front entrance door opening to

**PORCHWAY**

With radiator, fuse box, triple glazed window to side elevation and door opening to

**HALLWAY**

With radiator, tiled floor and stairs leading to first floor.

**CLOAKROOM**

With radiator, triple glazed window to front elevation, low flush WC, wash-hand basin and tiled floor.

**LOUNGE** 17'1 x 10' (5.21m x 3.05m)

With two radiators, open fire and French doors opening onto rear garden.

**DINING ROOM** 11'6 x 10' (3.51m x 3.05m)

With radiator, triple glazed window to front elevation, tiled floor and door to

**KITCHEN/BREAKFAST ROOM** 14'11 x 9'6 (4.55m x 2.90m)

With a range of wall and base units with built-in appliances, space for range cooker, work surface, wall tiling, tiled floor, breakfast area, understairs storage cupboard, radiator, triple glazed window to rear elevation and door to

**LANDING**

**BEDROOM ONE** 12' x 10'3 (3.66m x 3.12m)

With radiator, triple glazed window to front elevation, access to Dressing Room and to En-Suite.

**DRESSING ROOM** 8'2 x 7'3 (2.49m x 2.21m)

With radiator and triple glazed window to rear elevation.

**EN-SUITE**

Comprising shower cubicle, wash-hand basin, low flush WC and triple glazed window to front elevation.

**BEDROOM TWO** 10'1 x 7'5 (3.07m x 2.26m)

With radiator and window to front elevation.

**BEDROOM THREE** 9'10 x 6'6 (3.00m x 1.98m)

With radiator and window to rear elevation.

**BEDROOM FOUR** 8'7 x 8'6 (2.62m x 2.59m)

With radiator and window to front elevation.

**BEDROOM FIVE** 9' x 8'1 (2.74m x 2.46m)

With radiator and window to rear elevation.

**SHOWER ROOM**

A modern suite comprising shower cubicle, wash-hand basin, low flush WC, wall tiling, tiled floor and window to side elevation.

**UTILITY/BREAKFAST ROOM** 11'1 x 10'8 (3.38m x 3.25m)

With plumbing for washing machine and dishwasher, space for tumble dryer, radiator, window to rear elevation, door to side and door to

**STUDY/BEDROOM** 9'11 x 7'8 (3.02m x 2.34m)

With radiator and window to front elevation.

**BATHROOM**

Comprising panelled bath, wash-hand basin, WC, heated towel rail and triple glazed window to rear elevation.

**OUTSIDE**

The property is approached via a gravel driveway which leads to a detached double garage.

The rear garden, which has a southerly aspect and provides a high degree of privacy, is perfect for wildlife and has a lawned garden, various mature shrubs, trees, conifers and a vegetable patch.

EPC RATING: D

COUNCIL TAX BAND: D (SKDC)



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