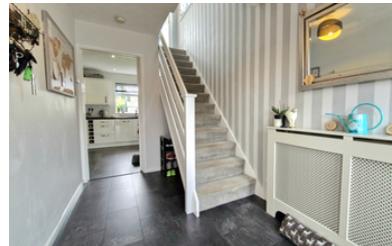




**35 Deer Park Road, Langtoft, Lincolnshire PE6 9RD**

**£260,000**



**\*\*\* IDEAL FIRST TIME BUY \*\*\*** This well presented three bedroom semi-detached home is situated in the desirable village of Langtoft, offering convenient access to Bourne and Market Deeping. The accommodation briefly comprises a spacious entrance hall, a comfortable lounge, and a modern kitchen/diner with French doors opening onto the rear garden. To the first floor, there are three bedrooms and a stylishly refitted bathroom. Externally, the property benefits from a generous, well maintained garden with gated access to a village green, along with ample off road parking. EPC Energy Rating C / Council Tax Band B.

**UPVC FRONT DOOR INTO:**
**ENTRANCE HALL**

Stairs to first floor accommodation, radiator.

**LOUNGE**

4.20m max x 3.54m (13' 9" x 11' 7") (Approx) UPVC window to the front, radiator, feature fireplace with surround and coving to the ceiling.

**KITCHEN / DINER**

5.60m x 3.52m (18' 4" x 11' 7") (Approx) Fitted with a range of eye level and base units with worktops over with tiled splashbacks. Oven, induction hob with extractor hood over. Space for fridge/freezer. Integrated dishwasher. Radiator, under stair storage cupboard, spotlights to the ceiling. UPVC French doors and window to the rear.

**LANDING**

UPVC window to the side, loft access and storage cupboard.

**BEDROOM ONE**

4.13m x 3.06m min (13' 7" x 10' 0") (Approx) UPVC window to the front, coving to the ceiling and radiator.

**BEDROOM TWO**

3.19m x 3.05m (10' 6" x 10' 0") (Approx) UPVC window to the rear and radiator.

**BEDROOM THREE**

2.74m x 2.46m (9' 0" x 8' 1") (Approx) UPVC window to the front, radiator and storage cupboard over bulkhead.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over with rainfall shower head, pedestal wash hand basin and low level WC. Chrome heated towel rail. Two UPVCs windows to the rear.

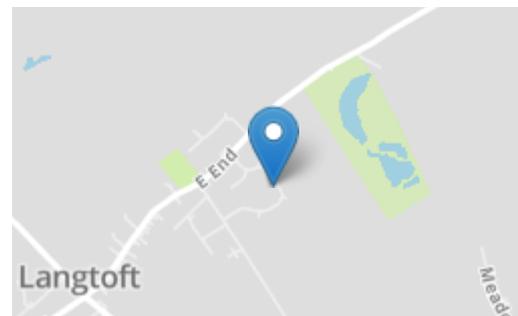
**OUTSIDE**

To the front, the property benefits from a generous block-paved driveway providing ample off road parking for multiple vehicles, and gated access to the rear garden.

To the rear, the property enjoys a substantial, well-maintained garden, predominantly laid to lawn, with patio area, and is bordered by mature shrubs and fencing, creating an ideal space for outdoor entertaining and family use, with a useful garden outbuilding/shed positioned to the rear. There is also gated access at the rear of the garden, to a village green.

**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.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         | 84        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         | 70        |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

